

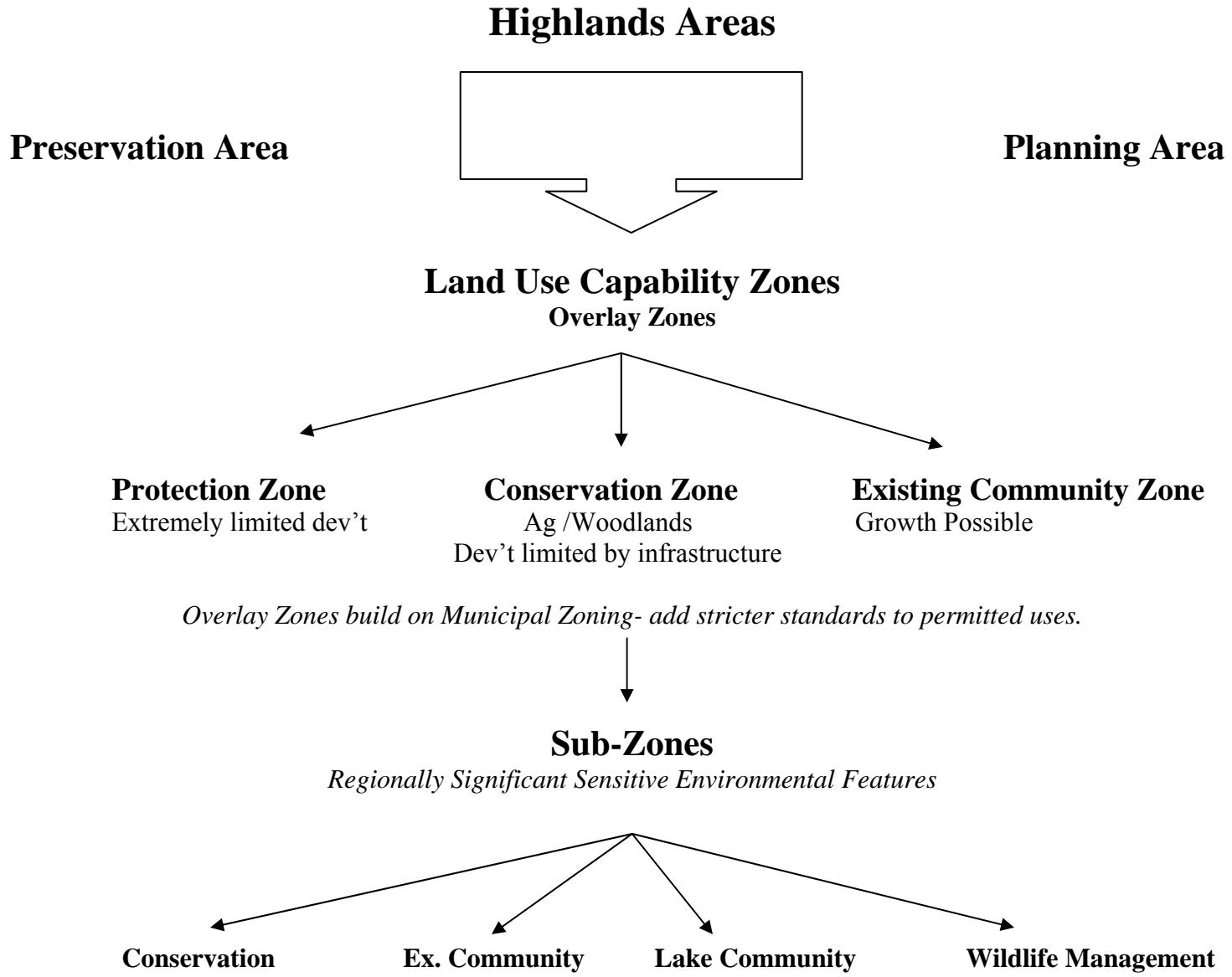
# Highlands Initial Assessment Town of Clinton



Planning Board  
Town of Clinton

Clarke Caton Hintz





**Env'tl Const.**  
*Limited Non-ag dev't*

**Env'tl Const.**  
*Sig. forest/habitat*  
*Steep slopes*

1000' of lakes

NJ and US  
Management areas



## Chapter 4 GOALS, POLICIES, AND OBJECTIVES

The Goals, Policies, and Objectives of the Highlands Regional Master Plan (RMP) provide the substantive standards and direction for implementing the goals and requirements of the Highlands Act, and are used in Chapters 5 and 6 as the basis for the implementation programs. Goals are defined as broad statements of intent, with Policies providing a more detailed statement of direction. Objectives, in turn, provide the specific, substantive requirements that will be used to measure implementation progress and plan conformance. Many will be used directly within Plan Conformance Standards and guidance developed by the Highlands Council, and often will affect land development. Others will be used in the development of long-term programs for improvement of the RMP, action by governmental and nongovernmental partners, and non-regulatory efforts of the Highlands Council to improve the Highlands Region. The sequence of the Goals, Policies, and Objectives follows the general outline of Chapter 3. Part 1 addresses a wide variety of natural resources, including forests, Highlands Open Waters and Riparian Areas, steep slopes, Critical Habitat, land preservation and stewardship, carbonate rock topography, and lake management. Part 2 focuses on water resources, regarding water resources availability, protection of water resources quantity, and water quality.

Part 3 addresses the sustainability of agricultural resources, while Part 4 focuses on the recognition and management of historical, cultural, archaeological, and scenic resources. Part 5 addresses transportation, including transit systems. Part 6 provides direction with regard to the nature and management of the Land Use Capability Zones, development and redevelopment, smart growth, and housing. Landowner equity issues, including the Highlands Transfer of Development Rights (TDR) Program and Highlands Act exemptions and waivers are the subject of Part 7. Parts 8, 9, and 10 address sustainable economic development, air quality, and local participation, respectively.

Each part and subpart provides a general narrative regarding the main issue and the critical issues addressed therein; they are not intended to be an extensive analysis. More detailed information is provided in Chapters 2 and 3, and in the various Technical Reports developed in support of the RMP.

### PART 1 Natural Resources

The natural resources of the Highlands Region join to create a landscape that supports endangered species, scenic vistas, agriculture, small towns, manufacturing, and the water supplies for New Jersey's largest metropolitan areas. Forest, waterways, Critical Habitat, and agricultural soils are affected by and intermixed with steep slopes, limestone valleys and lake areas. In turn, these features have encouraged and shaped the prehistoric and historic pattern of human activity and settlements. Only in the last 50 years have the historic patterns been overcome by suburban patterns of development facilitated by new road systems and new zoning techniques that emphasize large lots rather than compact forms of growth. The Highlands Act was created largely to protect the Region's natural resources and the water supplies that depend upon them. The Highlands RMP is a critical component of this protection effort.

### SUBPART A FoREST RESouRcES

The Highlands Region contains some of the most important forests in the state. These forests are vitally important to every element of the Highlands Region, including the natural and the built environment. Forests provide essential ecosystem functions, including the recharge of ground water aquifers that supply Highlands Region wells and surface water filtration, both of which are important to protecting essential drinking water supplies for the Highlands Region and for the state as a whole. Forests protect stream water quality, supporting wild trout and healthy aquatic communities. Forests sequester atmospheric carbon and contribute to combating global warming. Forests serve as habitat



for plants and animals, and as forests constitute a majority of the Region’s Critical Habitat, are critically important to the maintenance of biodiversity in one of the most populous states in the nation. Highlands forests offer important recreational resources and contribute to the Region’s unique scenic value. In addition, when managed for sustainable use, forests can be a source of renewable wood products. Forests are a defining visible and functional feature of the Highlands Region.

The RMP acknowledges the Highlands Act exemption under N.J.S.A. 13:20-30.a(7) for activity conducted in accordance with an approved Woodland Management Plan, pursuant to section 3 of P.L.1964, c.48 (C.54:4-23.3) or the normal harvesting of forest products in accordance with a Forest Management Plan approved by the State Forester. Beyond exempt forestry activities, the Highlands Act mandates that the RMP provide for the protection of the Region’s forests.

Committee Review	GOAL	DESCRIPTION	Critical Issue	Consistent w/ Master Plan	Agree	Disagree	Clarification Needed	ACTION \$
CR			CI	CMP	AG	DIS	??	
<input type="checkbox"/>	<b>GOAL 1A</b>	PROTECTION OF LARGE AREAS OF CONTIGUOUS FORESTED LANDS OF THE HIGHLANDS REGION TO THE MAXIMUM EXTENT POSSIBLE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP encourages retention of natural landscape & habitat; need for forest/tree survey
<input type="checkbox"/>	<b>Policy 1A1:</b>	To meet the goal for the Preservation Area to “preserve extensive and, to the maximum extent possible, contiguous areas of land in its natural state,” and to “protect the natural, scenic, and other resources of the Highlands Region, including but not limited to contiguous forests.”	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 1A2:</b>	To limit human development in the Forest Resource Area in the Preservation Area in order to protect and enhance forest resources, forest ecosystem integrity, Critical Habitat, and the quantity and quality of water resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 1A2a:</b>	Density mapping of the Region’s contiguous forested lands as the Forest Resource Area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	forest mapping needed \$

CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Objective 1A2b:</b>	Implementation of regulations through Plan Conformance which limit permissible uses within the Forest Resource Area to maintenance of pre-existing uses and restoration of impaired forest areas; relief from strict adherence to these standards shall be permitted only upon approval of a forest mitigation plan and, for a major Highlands Development, approval of a Highlands Preservation Area Approval (HPAA) by the NJDEP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Forest Mitigation Plan - mapping needed
<input type="checkbox"/>	<b>Objective 1A2c:</b>	To prohibit through local development review and Highlands Project Review the deforestation of lands within the Forest Resource Area of the Preservation Area for human development except where authorized as an exemption by the Highlands Act, or is an agricultural or horticultural development as defined at N.J.S.A. 13:20-31 and meets the requirement of that provision of the Highlands Act, or if qualifying as a major Highlands Development, the project must, at a minimum, be in conformance with the New Jersey Department of Environmental Protection (NJDEP) Preservation Area Rules at N .J.A.C. 7:38-3.9.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	deforestation prohibited in forest resource area
<input checked="" type="checkbox"/>	<b>Objective 1A2d:</b>	To prohibit through Plan Conformance, local development review and Highlands Project Review the expansion or creation of public water supply systems or public wastewater collection and treatment systems or community-based on-site wastewater facilities into forested areas of the Forest Resource Area within the Planning Area except as provided for in Policy 2J4 with Objectives 2J4a through 2J4d, and Policy 2K3 with Objectives 2K3a through 2K3e, and within the Preservation Area except as provided for in Policy 2I1 and Objectives 2I1a and 2I1b	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prohibit infrastructure expansion in forest resource areas in Planning Area



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 1A2e:</b>	To require through local development review and Highlands Project Review that projects qualifying as major Highlands Developments, affecting or potentially affecting forests outside the Forest Resource Area in the Preservation Area, comply with the NJDEP Preservation Area Rules at N.J.A.C. 7:38-3.9. All projects in the Preservation Area that are not major Highlands Developments shall comply with Policies 1A1 and 1A2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 1A3:</b>	To promote the priority use of available funding to acquire forested lands within the Forest Resource Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 1A4:</b>	To assign land within the Forest Resource Area a high priority for fee simple and easement acquisition.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 1AS:</b>	To prohibit through local development review and Highlands Project Review forest clear-cutting within the Forest Resource Area except in accordance with a Forest Management Plan approved by the State Forester.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Forest Management Plan \$\$ grant funding, tech support?
<input type="checkbox"/>	<b>GOAL 1B:</b>	<b>PROTECTION AND ENHANCEMENT OF FORESTS IN THE HIGHLANDS REGION</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP encourages retention of natural landscape & habitat; need forest mapping
<input type="checkbox"/>	<b>Policy 1B1:</b>	To provide resource management guidance to encourage sustainable forest management, restoration, improved ecological health, carbon sequestration, and stewardship practices on public and private lands in the Forest Resource Areas within the Protection Zone and the Conservation Zone in the Planning Area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Highlands guidance, local enforcement private land?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 1B1a:</i>	Implementation of resource management programs to encourage sustainable forest management, restoration and stewardship practices on public and private lands, including ecological and watershed protection measures such as those provided through New Jersey Forest Stewardship Program.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Forest Management Plan , implementation funding?
<input type="checkbox"/>	<i>Objective 1B1b:</i>	Implementation of programs which encourage owners and operators of farmland with woodlots to obtain approved Forest Management Plans or Forest Stewardship Plans that conform to the protection standards of the RMP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Program development Forest Management Plans funding? Highlands Program?, \$
<input type="checkbox"/>	<i>Objective 1B1c:</i>	Implementation of programs which encourage the inclusion of appropriate rare, threatened, and endangered wildlife and habitat protection and enhancement, and appropriate wildlife and invasive species management techniques in Forest Management Plans or in New Jersey Forest Stewardship Program's Forest Stewardship Plans adopted by any federal, state, county, or municipal government entity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Implementation funding for invasive species eradication? \$ Program development
<input type="checkbox"/>	<i>Objective 1B1d:</i>	Implementation of programs which encourage the application of agro-forestry practices and techniques within cultivated farmland located within both the Agriculture Resource Area and Forest Resource Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cultivated farm field conversion?
<input type="checkbox"/>	<i>Objective 1B1e:</i>	To encourage private lands management of forests for non-commodity benefits (e.g., wildlife habitat, water quality, recreation) or traditional commodities (e.g., timber and wood products) in accordance with the New Jersey Forest Stewardship Program's Forest Stewardship Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	What sort of private encouragement? Incentive funding? Modelplan for landowners tech assistance?





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 1B2:</b>	To limit, through local development review and Highlands Project Review, human development of forests to low impact residential development in the Protection Zone and the Conservation Zone in the Planning Area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 1B2a:</b>	Implementation through Plan Conformance of regulations which limit permissible uses within forested lands in High and Moderate Integrity Forest Subwatersheds of the Planning Area to 1) maintenance of pre-existing uses, 2) the removal of woody vegetation from forested lands subject to an approved Forest Management Plan, 3) forest stewardship practices in accordance with a New Jersey Forest Stewardship Program's Forest Stewardship Plan, or 4) low impact residential development that utilizes Low Impact Development Best Management Practices and an approved forest mitigation plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Planning area issue- limit uses to pre-exist or low intensity, BMP?</p> <p>Mod/High For. Integrity areas.</p> <p>Forest Management Plan, Forest Mitigation Plan Forest Stewardship Plan funding? Local, HC? Landowner? Forest Integrity mapping deficiencies.</p>
<input checked="" type="checkbox"/>	<b>Objective 1B2b:</b>	Implementation of regulations through Plan Conformance which allow for redevelopment of previously developed areas and for other compatible uses that minimize losses to forested lands within Low Integrity Forest Subwatersheds in accordance with an approved forest mitigation plan or Low Impact Development Best Management Practices.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Forest mitigation Plan funding \$</p> <p>Low Impact BMP? regulation development\$\$</p>
<input checked="" type="checkbox"/>	<b>Policy 1B3:</b>	To limit through local development review and Highlands Project Review deforestation in the Forest Resource Area and forested lands within High Integrity Forest Subwatersheds within the Existing Community Zone (ECZ) to maximum extent practicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Existing community no deforestation- extent?? definition??</p>
<input checked="" type="checkbox"/>	<b>Objective 1B3a:</b>	Implementation through Plan Conformance of regulations which limit the clearing of trees in conjunction with human development to circumstances where the clearing will not diminish the integrity of forest resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Forest resource integrity inventory mapped, plan\$\$ funding</p>



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 1B3b:</b>	Implementation of resource management programs to avoid loss of forests such as Low Impact Development Best Management Practices and mitigation and/ or restoration.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Model BMP Mitigation plans
<input type="checkbox"/>	<b>Policy 1B4:</b>	To encourage the restoration of forest resources through forest management and stewardship practices.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP goal
<input checked="" type="checkbox"/>	<b>Policy 1B5:</b>	To ensure that forest resources are protected on a site specific basis during local development review and Highlands Project Review.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	require tree id and forest inventory/ radius???
<input checked="" type="checkbox"/>	<b>Objective 1B5a:</b>	Applications for local development review and Highlands Project Review require identification of any forest area on and adjacent to a site in accordance with the Highlands Council's Method for Identifying Upland Forest Areas in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide method Amend checklist /submission requirements
<input type="checkbox"/>	<b>Policy 1B6:</b>	To encourage conformance with standards and criteria for sustainable forestry activities in order to conserve and enhance the Forest Resource Areas and forested lands within High Integrity Forest Subwatersheds within the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 1B6a:</b>	Forestry activities will be allowed within a Forest Resource Area or forested lands within a High Integrity Forest Subwatershed only in compliance with an approved Forest Management Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Forest Management plan, jurisdictional level-municipal\$\$\$\$
<input checked="" type="checkbox"/>	<b>Policy 1B7:</b>	To prohibit clear-cutting of forest lands except pursuant to an approved Forest Management Plan approved by the State Forester.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Forest lands? Management plan individual parcels?
<input type="checkbox"/>	<b>Policy 1BS:</b>	To encourage the development of forest management strategies and programs that improve the ecological health, water resource benefits, and scenic quality of Highlands forests.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>GOAL 1C:</b>	CONFORMING MUNICIPALITIES AND COUNTIES INCLUDE FOREST PROTECTION PROGRAMS IN THEIR MASTER PLANS AND DEVELOPMENT REGULATIONS.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Define program. Incorporation of program in MP & Ords - \$\$\$\$
<input checked="" type="checkbox"/>	<b>Policy 1C1:</b>	To require that conforming municipalities and counties address the protection of forested portions of Forest Resource Areas and High Integrity Forest Subwatersheds in their master plans and development regulations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Address?, inventory?
<input type="checkbox"/>	<b>Objective 1C1a:</b>	Maintain forest cover to the maximum extent possible in the Highlands Region in the natural as well as the built environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 1C2:</b>	To provide technical guidelines and procedures to assist municipalities and counties in the development of forest protection, mitigation, and community forestry plans for inclusion in municipal and county master plans and development regulations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1C2a:</b>	Provide technical guidelines and procedures for development and implementation of Low Impact Development Best Management Practices to protect, enhance, and restore forest resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HC to provide implementation grant funding?
<input checked="" type="checkbox"/>	<b>Objective 1C2b:</b>	Provide guidelines for the development of community forestry plans by municipalities for inclusion in municipal master plans.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$\$ for planning
<input checked="" type="checkbox"/>	<b>Objective 1C2c:</b>	Provide a model municipal tree ordinance for municipalities that allows active forest management with a Forest Management Plan approved by the State Forester.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 1C2d:</b>	Support incentives and funding opportunities and provide criteria for demonstrating and maintaining intrinsic forest values and societal benefits through various means including, but not limited to, the use of stewardship benefit credits.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stewardship benefit credits?
<input checked="" type="checkbox"/>	<b>Objective 1C2e:</b>	Provide technical guidelines establishing forest clearing thresholds and mitigation requirements for inclusion in municipal development regulations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ordinance revisions
<input checked="" type="checkbox"/>	<b>Policy 1C3:</b>	To require that conforming municipalities adopt a tree clearing ordinance consistent with an approved community forestry plan under the New Jersey Forest Service Community Forestry Program as part of the municipal master plan and local development regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community Forest Plan \$ Development regulation revisions, mp amendments\$
<input type="checkbox"/>	<b>Objective 1C3a:</b>	Standardize municipal tree protection ordinances throughout the Highlands Region to the extent feasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<b>SUBPART B</b>	HIGHLANDS OPEN WATERS AND RIPARIAN AREAS						



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
		<p>Highlands Open Waters and their associated Riparian Areas are a primary focus of the Highlands Act and must be protected, enhanced, and restored to ensure achievement of the Act's goals for water quality, water supply, and ecological sustainability. The Highlands Regional Master Plan (RMP) focuses on four areas of action to address the need to protect, restore, and enhance Highlands Open Waters and Riparian Areas:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Identify and inventory each type of resource area;</li> <li><input type="checkbox"/> Evaluate the integrity of each type of resource area;</li> <li><input type="checkbox"/> Establish resource protection measures; and</li> <li><input type="checkbox"/> Establish programs to promote consistent standards for the protection, restoration, and acquisition of important waters and Riparian Areas of the Highlands Region.</li> </ul> <p>Highlands Open Waters are defined by the Highlands Act as all springs, streams including intermittent streams, wetlands, and bodies of surface water, whether natural or artificial (excluding swimming pools), located wholly or partially within the boundaries of the Highlands Region. Highlands Riparian Areas are the lands associated with and bordering Highlands Open Waters that provide critical hydrologic, ecologic, and pollutant attenuation functions for the Open Waters. Highlands Open Waters and Riparian Areas exist in a wide variety of settings, ranging from preserved lands to urban areas. Some support very high quality ecosystems, while others are degraded by existing land uses, stream corridor modifications, stormwater flows, and pollutant loadings.</p> <p>A high priority is for municipalities to develop and implement a Stream Corridor Protection/Restoration Plan that achieves the policies and objectives below, as refined using local scientific knowledge, with incorporation of local planning goals where they do not conflict with these policies and objectives. The Stream Corridor Protection/Restoration Plan will be used as a basis for both development review and restoration activities. Where a Stream Corridor Protection/Restoration Plan has not been approved by the Council, site-by-site development applications in municipalities will be required to strictly adhere to the RMP Goals, Policies, and Objectives below.</p>						
<input type="checkbox"/>	<b>GOAL 1D:</b>	<b>PROTECTION, RESTORATION, AND ENHANCEMENT OF HIGHLANDS OPEN WATERS AND RIPARIAN AREAS.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP goal to protect env. qual. along rivers & wetlands
<input type="checkbox"/>	<b>Policy 1D1:</b>	To establish and maintain an inventory of Highlands Open Waters and their integrity. Highlands Open Waters are all springs, streams including intermittent streams, wetlands, and bodies of surface water, whether natural or artificial, located wholly or partially within the boundaries of the Highlands Region, but shall not mean swimming pools.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Who creates inventory? funding if local?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 1D1a:</b>	The Watershed Resource Value of Highlands HUC 14 subwatersheds shall be established through an analysis of the relative amount of developed lands, habitat quality for threatened and endangered wildlife species, total forest and core forest in each HUC14 subwatershed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Who establishes this value, HC? ALready mapped?
<input type="checkbox"/>	<b>Policy 1D2:</b>	To establish and maintain an inventory of Highlands Riparian Areas and their integrity.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	HC monitoring? Local development of inventory? \$
<input checked="" type="checkbox"/>	<b>Objective 1D2a:</b>	Highlands Riparian Areas shall consist of the floodprone areas, wetlands, soils that are hydric, alluvial or have a shallow depth to ground water, and wildlife passage corridors that are associated with Highlands Open Waters.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	wildlife passage corridors mapping?  Latino property Block23 Lot 6 flood to 4 feet with major rain event/ note on revised LUCM
<input type="checkbox"/>	<b>Objective 1D2b:</b>	The integrity value of Highlands Riparian Areas within each Highlands HUC14 subwatershed shall be established through an analysis of the relative amount of impervious cover, agricultural land use, density of road crossings of streams, vegetative condition, and habitat for wetland/water dependent threatened and endangered wildlife species of the Riparian Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Who established value?
<input type="checkbox"/>	<b>Policy 1D3:</b>	To periodically review and update, as necessary, the Watershed Resource Value and Riparian Area Integrity Values.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HC responsibility, local input \$\$\$



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 1D4:</b>	Highlands Open Waters shall include a protection buffer of 300 feet from the edge of the discernable bank of Highlands Open Waters feature, or from the centerline where no discernable bank exists. With respect to wetlands and other Highlands Open Waters features (e.g., seeps, springs, etc.), the feature shall include a protection buffer of 300 feet from the delineated Letter of Interpretation (LOI) line issued by the NJDEP for wetlands, or from a field- delineated boundary for other features. In areas where existing development or land uses within the protection buffers have reduced or impaired the functional values of the buffers, the Council will seek opportunities to restore the buffer and its functions. Any proposed disturbance shall, through local development review and Highlands Project Review, comply with Highlands Open Waters buffer standards. The protection buffer width for Category 2 streams in the Planning Area may be modified through a Stream Corridor Protection/ Restoration Plan, as specified in Objective 1D4i. In approved Redevelopment Areas, the Council may, at its discretion, modify the required buffer, upon a showing of no alternatives, no impact to the functional value of the buffer, and provision of alternative approaches to enhancing or protecting Highlands Open Waters and resources of the buffer area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetlands have a 300 foot buffer  any proposed disturbance comply with buffer standards?  Stream Corridor restoration Plan funding \$ Models.
<input type="checkbox"/>	<b>Objective 1D4a:</b>	Require that all applications for approval through local development review and Highlands Project Review include the identification and mapping of Highlands Open Waters.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	LOI always required?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 1D4b:</i>	Preservation Area buffers for Highlands Open Waters shall comply with the Highlands Preservation Area rules at N .J.A.C. 7:38, which provide that all major Highlands developments are prohibited within Highlands Open Waters and its adjacent 300 foot buffer in the Preservation Area except for linear development, which may be permitted provided that there is no feasible alternative for the linear development outside Highlands Open Waters or its buffer. Structures or other land improvements existing within Highlands Open Waters buffer in the Preservation Area on August 10, 2004 may remain, provided that the area of disturbance is not increased other than through a HPAA. For purposes of this Objective when considering land for conversion to non-agricultural land uses, historic or current agricultural land uses shall not be considered "land improvements," "development," "land disturbances," or "land uses."	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<i>Objective 1D4c:</i>	Require that proposed development within all Highlands Open Waters buffers (Preservation and Planning Areas) conforms through local development review and Highlands Project Review with the buffer requirements of N .J.A.C. 7:8 (Stormwater Management Rules), N.J.A.C. 7:13 (Flood Hazard Area Rules), and N.J.A.C. 7:7 (Freshwater Wetland Rules), and with any applicable requirements of a Regional Stormwater Plan adopted pursuant to N .J.A.C. 7:8 (Stormwater Management Rules).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	review and amend ord.





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 1D4d:</i>	Structures or other land improvements existing within a Highlands Open Waters buffer of the Planning Area on August 10, 2004 may remain, provided that the area of disturbance shall not be increased unless approved through local development review or Highlands Project Review in compliance with RMP policies and objectives. For purposes of this Objective when considering land for conversion to non-agricultural land uses, historic or current agricultural land uses shall not be considered "land improvements," "development," "land disturbances," or "land uses."	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning areas issue Area of disturbance may not be increased w/in 300 feet of HOWater



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 1D4e:</i>	In the Protection and Conservation Zones of the Planning Area, proposed disturbances of Highlands Open Waters buffers shall only occur in previously disturbed areas, unless a waiver is granted by the Highlands Council under Policy 7G2. For purposes of this Objective when considering land for conversion to non-agricultural land uses, historic or current agricultural land uses shall not be considered "land improvements," "development," "land disturbances," or "land uses." Such proposed disturbances must demonstrate full utilization of the following performance standards in the listed order, to demonstrate the necessity of an encroachment into Highlands Open Waters buffers: 1) avoid the disturbance of Highlands Open Waters buffers; 2) minimize impacts to Highlands Open Waters buffers; and 3) mitigate all adverse impacts to Highlands Open Waters buffers so that there is no net loss of the functional value of the buffer, in compliance with Objective 1D4h. Minimization and mitigation opportunities shall be considered only upon a clear and convincing demonstration by the applicant that the protection buffer can not be avoided and in no case shall the remaining buffer be reduced to less than 150 feet from the edge of Highlands Open Waters, unless a waiver is granted by the Highlands Council under Policy 7G2 and the proposed disturbance complies with Objective 1D4c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning area issue 300 foot buffer disturbance standards



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Objective 1D4f:</b>	In the ECZ of the Planning Area, proposed disturbances of Highlands Open Waters buffers shall only occur in previously disturbed areas, unless a waiver is granted by the Highlands Council under Policy 7G2 and the proposed disturbance complies with Objective 1D4c. For purposes of this Objective when considering land for conversion to non-agricultural land uses, historic or current agricultural land uses shall not be considered "land improvements," "development," "land disturbances," or "land uses." Such disturbances shall employ performance standards such that all proposed disturbances of Highlands Open Waters buffers shall employ Low Impact Development Best Management Practices to mitigate all adverse modification to Highlands Open Waters buffers so that there is no net loss of the functional value of the buffer, in compliance with Objective 1D4h.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Planning Area Issue- Existing Community zone- limited to pre existing disturbance</p> <p>300 foot buffer disturbance must use low impact BMP's no net loss of functional value-</p> <p>Who assesses this? Engineering review at site plan review? HC?</p>
<input type="checkbox"/>	<b>Objective 1D4g:</b>	Encourage opportunities to restore and enhance Highlands Open Waters buffers of all zones in both the Preservation and Planning Areas. Restoration activities shall be targeted to ensure improvements to one or more of the functional values that the buffers provide while ensuring that there is no net loss of any of the functional elements, in compliance with Objective 1D4h. Specifically during site redevelopment, techniques may include, but are not limited to: disconnecting the direct drainage of impervious surfaces to Highlands Open Waters; retrofitting of stormwater management facilities to achieve the water quality, quantity, and recharge standards of the Stormwater Management Rules as specified in N.J.A.C. 7:8; reducing the temperature of stormwater discharges; and minimizing concentrated stormwater discharges through or into protection buffers.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	How does a municipality "encourage" this?"



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Objective 1D4h:</b>	<p>Key functional values that Highlands Open Waters buffers provide or contribute to include but are not limited to habitat, stormwater and flood water retention and filtration, water quality protection, temperature moderation, aquatic ecosystem integrity and channel integrity. The mitigation requirement of no net loss of functional value shall ensure improvements to one or more function and that there shall be no net loss of any function in the mitigation design. For the Highlands Open Waters buffer functional value assessment, require that the applicant demonstrate improvement or no net loss of functions as follows:</p> <ol style="list-style-type: none"> <li>Habitat – No net loss of instream food sources and no net loss of terrestrial and aquatic habitat functional value due to a shift to a less valuable overall vegetative condition in the protection buffer based on the following continuum from highest to lowest: forest or wetland, scrub/shrub, pasture or meadow, agriculture, maintained lawn, unpaved impervious surface, and other structures;</li> <li>Water Quality – A degradation of this functional value will occur if, as a result of the proposed land conversions, pollutant loads increase to the Highlands Open Waters;</li> <li>Temperature Moderation – A loss in temperature moderation functional value will occur if changes to the existing vegetation result in reduced shading of the Highlands Open Waters or stormwater that discharges to Highlands Open Waters. Further, a loss in temperature moderation functional value may occur with the heating of stormwater by new structures and other impervious surface. Mitigation approaches include removing or relocating impervious surfaces away from the Highlands Open Water or ensuring that stormwater temperature is reduced through shading or other techniques; and</li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Habitat and instream food sources- How to assess this, DEP review at development review level?</p> <p>Water testing in adjacent streams? How far? Projections? or actual?</p> <p>Temperature- Will of all site plan proposals be required to provide an analysis of shade levels, IC in area and water temperatures in effected open watersarea?</p> <p>Technical &amp; \$\$\$ support for development ordinance standards?</p> <p>Chanel integrity inventory and impact analysis? Does all of this com eunder EIS revisions?</p>

CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
	<i>Objective 1D4h: (Cntrued)</i>	4. Channel Integrity – A loss of channel integrity functional value will occur if the project will result in: the loss of bank stabilizing vegetation; the placement of infrastructure that can be feasibly located outside the stream corridor; an increase in the peak rate of stream flow generated, or in localized scour potential, that will increase stream bank and stream bed erosion; or the removal or burial of aquatic habitat in any substantial part of a stream bed or for threatened or endangered species.						



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
☒	<i>Objective 1D4i:</i>	<p>Develop through Plan Conformance and implement stream corridor or subwatershed-based Stream Corridor Protection/Restoration Plans which shall include Steps 1, 2, and 3, and may include Steps 4 and 5:</p> <p>1. Identify areas where existing development, land disturbances, or land uses are within Highlands Open Waters buffers have removed or substantially impaired natural vegetation communities, and have significantly reduced or impaired the functional values of Highlands Open Waters buffers. For purposes of this Objective when considering land for conversion to non-agricultural land uses, historic or current agricultural land uses shall not be considered "land improvements," "development," "land disturbances," or "land uses";</p> <p>2. Identify and require opportunities for restoration of areas identified in Step 1 as part of mitigation requirements under a Highlands Act waiver or Objectives 1D4e and 1D4f, and public or nongovernmental restoration/stabilization projects;</p> <p>3. Identify the extent of stream corridor features that are critical to supporting the functions of a healthy Highlands Open Waters buffer and that extend beyond the buffers required by Objectives 1D4b and 1D4c. The 300 foot buffer in these areas may be expanded to be most protective of these features which may include, but are not limited to, Critical Habitat, pollutant source areas identified through scientific techniques, and steep slopes;</p>	☒	☐	☐	☐	☒	Stream Corridor Protection /Restoration Plan funding & models? \$



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
	<p><i>Objective 1D4i: (Continued)</i></p>	<p>4. n or improve the protection of Highlands Open Waters and Riparian Areas. The plan must identify alternative buffers that provide functional buffer values at least equivalent to existing conditions and are no less than 150 feet or no less than the extent allowed in State or municipal regulation (including Objectives 1D4b and 1D4c), whichever is greater. Further, the plan shall include a functional value assessment to ensure that there is no net loss in the overall functional value of the subwatershed's stream buffers. Buffers established through this process shall be determined based on site conditions rather than fixed distances, reflecting findings of the scientific analysis, and shall be used in the site design and development review process regarding determinations of restoration, continued use, or increased use of the disturbed buffer area. Buffer averaging for the purpose of accommodating development proposals is deemed not to meet the requirements of this provision; and</p> <p>5. Where a proposed Highlands Redevelopment Area would not meet, in full, Objectives 1D4b through 1D4h but affects an undisturbed buffer area determined to not be necessary for the protection of the functional values for Highlands Open Waters buffer (as determined through scientific analysis of site-specific conditions), modification of the undisturbed buffer may be allowed to no less than the extent allowed in State or municipal regulation. However the Council shall first determine that there is no alternative to the proposed reduction of the buffer, and require a showing of no impact to the functional values of the buffer and provision of alternative approaches to enhancing or protecting Highlands Open Waters and resources of the buffer area. Restoration or enhancement of buffer functional values shall be provided on-site or within the same stream reach to achieve a net improvement of existing buffer functional values.</p>						



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 1D4j:</b>	The Highlands Council may require on a case-by-case basis, through Highlands Project Review, an expansion of the 300 foot buffer to protect the habitat of a water or wetlands-dependant rare, threatened or endangered species, to the minimum expansion necessary to achieve protection of that species.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 1D5:</b>	Protect the integrity of the Riparian Areas through the application of RMP standards during local development review and Highlands Project Review.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	development ordinance revisions
<input checked="" type="checkbox"/>	<b>Objective 1D5a:</b>	Require that all applications for approval through local development review and Highlands Project Review include the identification and mapping of Highlands Riparian Areas, including those identified by the Highlands Council and by site-specific analysis.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1D5b:</b>	Limit disturbance of existing natural vegetation or increases in impervious area within High and Moderate Integrity Riparian Areas in any Land Use Capability Zone to the minimum alteration feasible in areas beyond Highlands Open Waters buffer requirements; protect the water quality of adjacent Highlands Open Waters; and maintain or restore habitat value of the Riparian Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 1D5c:</b>	Prohibit modifications to Riparian Areas in the Protection Zone except where a waiver is approved by the NJDEP or the Highlands Council under Policy 7G1 or 7G2.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal process to mapped "protection zone" in the Planning Area? SOme areas of Clinton should be Protection Zone.
<input type="checkbox"/>	<b>Objective 1D5d:</b>	Restrict modifications to Riparian Areas in the ECZ, other than those addressed by Objective 1D5b, that would alter or be detrimental to the water quality and habitat value of a Riparian Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing community limitation? Planning Area issue.





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Objective 1D5e:</b>	Implement Low Impact Development Best Management Practices for any development activity proposed within a Riparian Area, which minimize both alterations of natural vegetation and increases in impervious area, in compliance with Policies 6N3 and 6N4 and provide for mitigation through restoration of impaired Riparian Areas in the same HUC 14 subwatershed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low Impact BMP's? restoration in another area? Is this like wetlands creation? Who permits issued DEP?
<input type="checkbox"/>	<b>Objective 1D5f:</b>	Require that development within Riparian Areas conforms through local development review and Highlands Project Review to any applicable requirements of a Regional Stormwater Plan adopted pursuant to N .J.A.C. 7:8 (Stormwater Management Rules).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 1D5g:</b>	Require identification and implementation of opportunities where the restoration and enhancement of previously impaired Riparian Areas are feasible and appropriate as mitigation to any allowable modification to Riparian Area requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identificatuion of impaired riparian areas?
<input type="checkbox"/>	<b>Policy 1D6:</b>	To establish priorities for preservation of Riparian Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Highlands Councilto establish?
<input type="checkbox"/>	<b>Objective 1D6a:</b>	Assign high priority to land acquisition and development restrictions for lands within both High Resource Value Watersheds and High Integrity Riparian Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1D6b:</b>	Consistent with Policy 1H1, identify opportunities for and implement Riparian Area restoration practices on public and private lands that give priority to ecological and watershed protection measures.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Implementation grants?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
	<b>SUBPART C</b>	STEEP SLOPES						
		Steep slopes within the Highlands Region play an important ecological, recreational, scenic, and functional role. Steep slopes and rocky ridgelines provide specialized habitats that are home to rare plant and animal species. Areas of steep slope provide popular recreational opportunities including hiking, climbing, and wildlife observation. Ridge- lines, hillsides, and steep slopes provide scenic views and vistas, which contribute to the rural character of the Highlands Region and help to define the landscape. Disturbance of areas containing steep slopes can trigger erosion and sedimentation, resulting in the loss of topsoil. Silting of wetlands, lakes, ponds, and streams damages and degrades wetland and aquatic habitats, especially trout streams that are found throughout the Highlands and receive the State's highest water quality protections. Steep slope disturbance can also result in the loss of habitat quality, degradation of surface water quality, silting of wetlands, and alteration of drainage patterns. These processes, when severe, can also result in land slumping and landslides that can damage both developed property and ecosystems. The severity and extent of slopes, soil characteristics, and land cover all affect the potential for damages from the disturbance of steep slopes. The identification and classification of steep slopes is important in order to effectively manage critical natural resources in the Highlands Region.						
<input type="checkbox"/>	<b>GOAL 1E:</b>	<b>PROTECTION AND ENHANCEMENT OF THE NATURAL, SCENIC, AND OTHER RESOURCES OF THE HIGHLANDS REGION BY PROTECTION OF STEEP SLOPES FROM INAPPROPRIATE DEVELOPMENT AND DISTURBANCE.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP supports protection of steep slopes, esp. along Rte. 173 and Moebus tract. Draft steep slope ord. to be revised.
<input type="checkbox"/>	<b>Policy 1E1:</b>	To develop, maintain, and improve a mapped inventory of steep slope areas in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HC mapping
<input type="checkbox"/>	<b>Objective 1E1a:</b>	A mapped inventory of the Steep Slope Protection Area in the Highlands Region showing areas that are a minimum of 5,000 square feet for any combination of the following categories of steep slopes: a) 10% to less than 15%, b) 15% to less than 20%, and c) 20% and greater.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1E1b:</b>	Periodic updates and refinements to the Steep Slope Protection Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 1E1c:</b>	Apply Light Detection and Ranging (LiDAR) technology to develop a two-foot interval contour topographic map as a basis for refining the identification of the Steep Slope Protection Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 1E2:</b>	All lands with slopes of 20% or greater and lands within Riparian Areas with slopes of 10% and greater shall be considered as Severely Constrained Slopes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Incorporate in draft Steep Slope Ord..
<input type="checkbox"/>	<b>Policy 1E3:</b>	All non-Riparian Area lands having a slope of 15% to less than 20% which are forested shall be considered Moderately Constrained Slopes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Incorporate in draft Steep Slope Ord.
<input type="checkbox"/>	<b>Policy 1E4:</b>	All non-Riparian Area lands having a slope of 15% to less than 20% which are non-forested with one or more of the following characteristics shall be considered Constrained Slopes: a) highly susceptible to erosion; b) shallow depth to bedrock; or c) a Soil Capability Class indicative of wet or stony soils.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Incorporate in draft Steep Slope Ord..
<input type="checkbox"/>	<b>Policy 1E5:</b>	All non-Riparian Area lands having a slope of 15% to less than 20%, which are non-forested, are not highly susceptible to erosion, and do not have a shallow depth to bedrock or a Soil Capability Class indicative of wet or stony soils, shall be considered Limited Constrained Slopes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Incorporate in draft Steep Slope Ord..
<input checked="" type="checkbox"/>	<b>Policy 1E6:</b>	To require through local development review and Highlands Project Review that applications for development include topographic information identifying the location of any Steep Slope Protection Areas located on the parcel proposed for development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Incorporate in draft Steep Slope Ord..



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 1E7:</b>	To require through local development review and Highlands Project Review that applications for development involving parcels of land with slopes of 10% or greater include identification of forested lands, areas which are highly susceptible to erosion, depth to bedrock, and Soil Capability Classes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Incorporate in draft Steep Slope Ord..
<input checked="" type="checkbox"/>	<b>Policy 1E8:</b>	To prohibit through local development review and Highlands Project Review land disturbance within areas which are Severely Constrained Slopes and Moderately Constrained Slopes, except for linear development in both the Preservation and Planning Areas that meets the requirements of N .J.A.C. 7:38-3.8(c)1-4.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Incorporate in draft Steep Slope Ord..
<input type="checkbox"/>	<b>Policy 1E9:</b>	To require through local development review and Highlands Project Review the use of Low Impact Best Development Practices for any land disturbance or human development within areas which are Constrained or Limited Constrained Slopes, or that involves an approved disturbance of a Severely Constrained or Moderately Constrained Slope.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Best development practices?
<input checked="" type="checkbox"/>	<b>Policy 1E10:</b>	To require that conforming municipalities and counties implement the steep slope protection provisions of Policies 1E2 through 1E9 through master plans and development regulations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Incorporate in draft Steep Slope Ord..
<input type="checkbox"/>	<b>Policy 1E11:</b>	To provide technical guidelines and assistance in support of Plan Conformance activities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Funding



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
	<i>SUBPART D</i>	CRITICAL HABITAT						
		<p>Biodiversity is the variety of plant species, animal species, and all other organisms found in a particular environment and is a critical indicator of ecological integrity. The protection of habitats that are critical to maintaining biodiversity contributes to the protection of rare, threatened, and endangered plant and animal species of the Highlands Region. As discussed in Chapter 2, there are three categories of Critical Habitat in the Highlands Region: 1) Critical Wildlife Habitat (habitat for rare, threatened, or endangered species); 2) Significant Natural Areas (regionally significant ecological communities, including habitat for documented threatened and endangered plant species); and 3) vernal pools (confined, ephemeral wet depressions that support distinctive, and often endangered, species that are specially adapted to periodic extremes in water pool levels). Critical Wildlife Habitat and Significant Natural Areas are designated based on the presence of, and associated habitat required for the survival and propagation of, species of concern. Vernal pools are certified by the NJDEP, and to protect and promote the biodiversity of vernal pools, the Highlands Council has determined that a terrestrial habitat protection buffer of 1,000 feet around vernal pools will generally address the habitat requirements of vernal pool-breeding wildlife. The Critical Habitat area for each is established based on mapped information but may be modified based on site-specific field information that disproves the mapped information.</p> <p>Protection of Critical Habitat will depend heavily on two approaches. A high priority is for municipalities to develop and implement a Council-approved Critical Habitat Conservation and Management Plan that achieves the standards and criteria below, as refined using local scientific knowledge, with incorporation of local planning goals where they do not conflict with the standards and criteria. The Critical Habitat Conservation and Management Plan will be used for both development review and restoration activities. Where a Critical Habitat Conservation and Management Plan has not been approved by Council, site-by-site development applications in municipalities will be required to adhere to the RMP Goals, Policies, and Objectives below.</p>						
<input checked="" type="checkbox"/>	<b>GOAL 1F:</b>	<b>PROTECTION AND ENHANCEMENT OF CRITICAL WILDLIFE HABITATS, SIGNIFICANT NATURAL AREAS, AND VERNAL POOLS.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP goal to retain wildlife habitat; need \$ for Critical Habitat Conservation Plan.



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 1F1:</b>	<p>Critical Habitat shall be:</p> <ol style="list-style-type: none"> <li>1. Critical Wildlife Habitat, defined as those areas within the NJDEP's Landscape Project Version 3 that are Landscape Rank 3 through 5 and Landscape Rank 2 with Highlands Conservation Rank of Critically Significant or Significant.               <ol style="list-style-type: none"> <li>a. Landscape Rank 5 – Habitat supporting a federally listed threatened or endangered species;</li> <li>b. Landscape Rank 4 – Habitat supporting a species designated as State Endangered;</li> <li>c. Landscape Rank 3 – Habitat supporting a species designated as State Threatened; and</li> <li>d. Landscape Rank 2 – Habitat supporting a species designated as Special Concern. The Highlands Conservation Rank index for each species occurrence based upon how critical the Highlands Region is to the continued existence of the species within New Jersey. Following are the Highlands Conservation Ranks that were used:                   <ol style="list-style-type: none"> <li>i. Critically Significant (Rank 3) – If habitats in the Highlands Region were lost, that species would not exist in the State;</li> <li>ii. Significant (Rank 2) – Highlands Region habitats play a significant role for that species' existence in the State;</li> </ol> </li> </ol> </li> <li>2. Significant Natural Areas, defined as the 95 NJDEP Natural Heritage Priority Sites, including habitat for documented threatened and endangered plant species, and lands that include unique or regionally significant ecological communities and other significant natural sites or features; and</li> <li>3. Vernal pools, defined as NJDEP-certified vernal pools plus a 1,000 foot protection buffer.</li> </ol>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 1F2:</b>	To prohibit through Plan Conformance, local development review and Highlands Project Review the direct impact of new human development or expansion or increased intensity of existing development within Critical Habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PROHIBIT IN ALL AREAS
<input type="checkbox"/>	<b>Policy 1F3:</b>	To assign land within Critical Habitat a high priority for fee simple and/or easement acquisition with periodic monitoring of easement restrictions protecting Critical Habitat, species, and ecological communities from any changes in land use or management practices that would impair these resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Who monitors? DEP
<input type="checkbox"/>	<b>Policy 1F4:</b>	To promote the restoration and enhancement of impaired lands in Critical Habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 1F5:</b>	To establish a Habitat Conservation and Management Program, including minimum performance standards and criteria for the protection, enhancement, and restoration of lands within Critical Habitat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Funding to develop Program/ enforcement??
<input checked="" type="checkbox"/>	<b>Objective 1F5a:</b>	Implement the Habitat Conservation and Management Program through a Critical Habitat Conservation and Management Plan to include performance standards to be required through local development review and Highlands Project Review.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Crit. Hab. Management Plan \$ development of performance standards for site plan review\$



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 1F5b:</i>	Establish performance standards such that all development shall employ Low Impact Development Best Management Practices to, in this order: 1) avoid the disturbance of Critical Habitat, 2) minimize impacts to Critical Habitat, and 3) mitigate all adverse modification to Critical Habitat so that there is no net loss of habitat value. Habitat value is determined by quantity (e.g., acreage), quality (e.g., core forest vs. edge forest), type (e.g., scrub-shrub), and function (e.g., winter hibernacula for timber rattlesnakes). The mitigation requirement of no net loss of habitat value shall ensure that all four elements are accounted for and included in the mitigation design. Mitigation must meet the habitat and life-cycle requirements of the specific impacted species.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All development-? mitigation of impacts to critical habitat.
<input checked="" type="checkbox"/>	<i>Objective 1F5c:</i>	Establish performance standards that include a requirement and criteria for mitigation of disturbed Critical Habitat. Mitigation shall be required for all adverse modification to Critical Habitat so that there is no net loss of habitat value based on the criteria in Objectives 1F5a and 1F5b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	HC performance standards, local review?
<input checked="" type="checkbox"/>	<i>Objective 1F5d:</i>	Establish performance standards for the enhancement or restoration of historically disturbed Critical Habitat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	When would these apply- new development. expansion, agriculture? Planning Area issue.





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Objective 1F5e:</b>	The Critical Habitat Conservation and Management Plan shall include a GIS or map-series Critical Habitat Overlay District for inclusion in municipal master plans to identify Critical Habitat that highlights: <input type="checkbox"/> Habitat in need of protection from fragmentation and other anthropogenic impacts; <input type="checkbox"/> Habitat critical to maintaining wildlife and plant populations; and <input type="checkbox"/> Habitat that serves other essential ecosystem functions, including, but not limited to, carbon sequestration and ground water recharge.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Technical assistance? There are not many municipalities with this expertise. Mudt adopt as overlay?
<input type="checkbox"/>	<b>Objective 1F5f:</b>	The Critical Habitat Conservation and Management Plan shall include guidelines for a municipal habitat stewardship program, including, but not limited to prevention of habitat fragmentation through open space preservation and corporate, non-profit, and community involvement in creating, protecting, and restoring habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Model guidelines?
<input checked="" type="checkbox"/>	<b>Policy 1F6:</b>	To require that applications for any local development review and Highlands Project Review for Critical Habitat be subject to minimum standards and criteria outlined in the Habitat Conservation and Management Plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Planning Area issue Minimum standards from plan?
<input checked="" type="checkbox"/>	<b>Objective 1F6a:</b>	Prohibit direct impacts from new development or expansion or increased intensity of existing development that will jeopardize the continued existence of, or result in the likelihood of the destruction or adverse modification of Critical Habitat, except as permitted through the issuance of a waiver under Policy 7G1 or 7G2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Planning Area Issue How does direct impact and likelihood get defined?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Objective 1F6b:</b>	Prohibit indirect impacts from activity that is off-site, adjacent to, or within Critical Habitat that will jeopardize the continued existence of, or result in the likelihood of the destruction or adverse modification of Critical Habitat, except as permitted through the issuance of a waiver under Policy 7G 1 or 7G2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off site distance?
<input type="checkbox"/>	<b>Objective 1F6c:</b>	Waiver applications under Policy 7G2 for local development in a municipality with a Council-approved Critical Habitat Conservation and Management Plan shall be subject to the minimum standards and criteria for waiver provisions as set forth in the plan, to the maximum extent practicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1F6d:</b>	Waiver applications under Policy 7G2 for development in a municipality without a Council-approved Critical Habitat Conservation and Management Plan shall be subject to the Low Impact Development Best Management Practices required in Objective 1F5b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1F6e:</b>	<p>A vernal pools protection buffer may be reduced only if an applicant can demonstrate, to the satisfaction of the Highlands Council in coordination with the NJDEP's Endangered and Nongame Species Program, that the reduction is the minimum feasible and that:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> In an undisturbed wetland, documented and field-determined vernal pool-breeding wildlife require a smaller protective buffer, as documented in scientific literature; or</li> <li><input type="checkbox"/> Existing land uses present a significant, insurmountable and permanent barrier to the migration or viability of vernal pool-breeding wildlife that is infeasible to mitigate.</li> </ul> <p>Requirements for demonstrating the above criteria shall be included in the Critical Habitat Conservation and Management Plan.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 1F6f:</b>	<p>A Critical Wildlife Habitat area or Significant Natural Area delineation may be modified if an applicant can demonstrate, to the satisfaction of the Highlands Council in coordination with the NJDEP's Endangered and Nongame Species Program or Natural Heritage Program, that:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The nature of the site is such that it does not provide habitat for species of concern;</li> <li><input type="checkbox"/> The species of concern are not present on the site during any critical part of their life cycle, do not depend upon the site for food, shelter or breeding, and the habitat on the site is either unsuitable or not critical to species' recovery in the Region; or</li> <li><input type="checkbox"/> Existing land uses present a human, natural or development barrier to the use of the site by species of concern.</li> </ul> <p>Requirements for demonstrating the above criteria shall be included in the Critical Habitat-Conservation and Management Plan.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Critical Habitat delinaetion? permit
<input type="checkbox"/>	<b>Policy 1F7:</b>	<p>To require through local development review and Highlands Project Review that projects qualifying as major Highlands Developments, affecting or potentially affecting Critical Habitat in the Preservation Area, comply with the NJDEP Preservation Area Rules at N.J.A.C. 7:38-3.11 and with the minimum standards and criteria outlined in the Critical Habitat Conservation and Management Plan. All projects in the Preservation Area that are not major Highlands Developments shall comply with Policies 1F1 through 1F6.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 1F8:</b>	To establish standards and procedures, in coordination with the NJDEP's Endangered and Nongame Species Program or Natural Heritage Program, for the identification of lands where it is necessary that Critical Wildlife Habitat, Significant Natural Areas, or vernal pool buffers be expanded in order to protect an individual species or ecological community in the event that it is determined that a larger area is required to protect the functional integrity of the habitat.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	expansion buffers guidelines
<input type="checkbox"/>	<b>Policy 1F9:</b>	To establish standards and criteria for the identification of Critical Habitat features in coordination with the NJDEP's Endangered and Nongame Species Program or Natural Heritage Program.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	funding for standard development?
<input checked="" type="checkbox"/>	<b>GOAL 1G:</b>	<b>INCLUSION OF CRITICAL HABITAT AREA MANAGEMENT PROGRAMS IN THE MASTER PLANS AND DEVELOPMENT REGULATIONS OF CONFORMING MUNICIPALITIES AND COUNTIES.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Crit. Hab. Mgmt Programs in MP and Ords. \$
<input checked="" type="checkbox"/>	<b>Policy 1G1:</b>	To require that conforming municipalities and counties identify Critical Habitat and management programs in their master plans and development regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 1G2:</b>	To require that conforming municipalities and counties include approved Habitat Conservation and Management Plans in master plans and development regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
	<b>SUBPART E</b>	LAND PRESERVATION AND STEWARDSHIP						
		<p>Public and private investment in land preservation over the years has preserved nearly a third of the Highlands Region. Maintaining the land in a natural condition is necessary to preserve and enhance ecosystem integrity and to protect drinking water supplies. The Highlands Act contemplates preservation of additional open space resources in order to protect and enhance ecosystem function, protect drinking water resources, and provide for passive and active recreational lands. In order to accomplish these purposes, the case for preservation and stewardship must be addressed by the Highlands Council including identifying and maintaining an inventory of open space and preserved lands, coordinating and implementing strategies for land preservation and stewardship among preservation partners, and ensuring that sufficient financial, institutional, and innovative resources are available for land preservation and stewardship.</p> <p>Open space preservation currently occurs through compensation to landowners through fee simple or easement acquisition, donations, and bequests. However, it will also occur, under the Highlands TDR Program, through the sale of such credits. Agriculture, forestry, and historic structures are also a vital component of the preserved landscape and the Goals, Policies, and Objectives specifically addressing these issues are outlined in Agricultural Resources, Highlands Forest Resources, and Historic, Cultural, Archaeological, and Scenic Resources. The Land Preservation and Stewardship Goals, Policies, and Objectives address land preservation in the Highlands Region holistically.</p>						
<input type="checkbox"/>	<b>GOAL 1H:</b>	<b>PROTECTION OF CRITICAL RESOURCES THROUGH LAND PRESERVATION AND STEWARDSHIP OF OPEN SPACE THROUGHOUT THE HIGHLANDS REGION.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP goal to preserve OS, Town has preserved land adj. to Spruce Run.
<input type="checkbox"/>	<b>Policy 11-11:</b>	To identify and maintain an inventory of private and public open space land holdings and conservation easements in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1H1a:</b>	Create a coordinated and continually updated open space database that includes preserved lands and stewardship activities by municipal, county, state and federal agencies, non-profit organization, and individuals.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HC to create and maintain



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 11-12:</b>	To serve as a regional clearinghouse for information regarding preservation programs and funding sources for land acquisition, restoration and enhancement; technical assistance; and long-term stewardship of preserved lands, for public and private organizations in order to maximize land preservation efforts in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1H2a:</b>	Promote the coordination by appropriate federal, state, county, and municipal land preservation agencies of open space acquisition activities under new or existing programs, including identification of high priority lands for preservation, stewardship initiatives, and funding needs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1H2b:</b>	Create a landowner assistance program to provide technical assistance and guidance with regard to land preservation options and the Highlands TDR Program to owners of land which should not be developed in order to protect water resources and environmentally sensitive resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1H2c:</b>	Implement or support implementation of new, innovative, and alternative methods and programs of land preservation that are deemed most appropriate for the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 1H3:</b>	To develop and maintain a confidential inventory of open space lands and farmland within Conservation Priority Areas and Agricultural Priority Areas which should be preserved.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1H3a:</b>	Include, within the confidential inventory, those lands which are five and ten year priorities for land acquisition in the Highlands Region in order to determine the cost of implementing the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 1H3b:</i>	Coordinate Highlands Region priority open space preservation and land stewardship activities with the NJDEP Green Acres Program and the State Agriculture Development Committee (SAD C) with regard to land acquisition and preservation priorities in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<i>Objective 1H3c:</i>	Coordinate with the NJDEP, the review of applications for Green Acres diversions for consistency with the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	GA diversions?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 11-14:</b>	<p>To advocate for the establishment of dedicated sources of funding for the preservation and stewardship of open space lands in the Highlands Region including, but not limited to:</p> <ol style="list-style-type: none"> <li>1. Dedicated sources of State revenue to be used for open space preservation in the Highlands Region, such as coordination with the NJDEP Green Acres Program for re-authorization of the Garden State Preservation Trust (GSPT) Fund, including a dedicated fund for the anticipated land acquisition needs of the Highlands Region, and enactment of a water user fee.</li> <li>2. Dedicated sources of State revenue for a reserve fund to capitalize the Highlands Development Credit Bank.</li> <li>3. An ongoing program to secure significant federal funding in support of land acquisition and stewardship efforts in the Highlands Region including, but not limited to, additional appropriations under the Federal Highlands Conservation Act (HCA).</li> <li>4. An ongoing program to seek funding for land acquisition and stewardship from unique sources of funding such as gifts, endowments and donations, and federal and state court-imposed fines for natural resource damages.</li> <li>5. A dedicated source of revenue for the preservation and stewardship of open space through a surcharge on public water supply system rates for any system that directly or indirectly relies on Highlands water resources for more than 5% of their annual needs.</li> <li>6. A Highlands Conservation Trust to secure monies from alternate sources of funding to assist in land acquisition and stewardship.</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 11-15:</b>	To encourage municipalities and counties to establish and fund local open space acquisition and stewardship programs or to expand existing open space and stewardship programs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 11-16:</b>	To support legislation to extend the dual appraisal methodology used by the GSPT for lands in the Highlands Region beyond the June 30, 2009 expiration date to a minimum of five years beyond adoption of the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 11-17:</b>	To identify and designate a Special Environmental Zone in the Preservation Area where development shall not occur in order to protect water resources and environmentally sensitive lands and which shall be permanently preserved through use of a variety of tools including, but not limited to, fee simple acquisition, easement acquisition, transfer of development programs, and development regulations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Special environmental Zone development shall not occur? Shall be preserved?
<input type="checkbox"/>	<b>Objective 1H7a:</b>	Create and maintain a Special Environmental Zone based upon RMP Conservation Priority Area rank and indicators designed to identify lands with the highest water resource and environmental integrity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1H7b:</b>	Adopt and enforce development regulations which prohibit the development of those portions of a parcel of land which are located within a Special Environmental Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 1H7c:</b>	Require through Plan Conformance, local development review, Highlands Project Review, and the NJDEP review under N .J.A.C. 7:38 that development shall not occur within a Special Environmental Zone. In any Special Environmental Zone, any exemption identified through Policy 7F 1 or waiver issued under the Highlands Act under Policy 7G1 or 7G2 shall be conditioned upon a determination that the State or local government unit has exhausted all means for the permanent preservation of these lands through use of preservation tools including, but not limited to, fee simple acquisition, easement acquisition, and TDR.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Local government shall exhaust all means available for preservation?
<input type="checkbox"/>	<b>Objective 1H7d:</b>	Prepare and deliver documents to appropriate land preservation/acquisition agencies identifying parcels of land wholly or partially within a Special Environmental Zone. <b>Objective 1H7e:</b> Implement the Highlands TDR Program as a means of permanently preserving land in a Special Environmental Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	municipal responsibility?
<input checked="" type="checkbox"/>	<b>GOAL 1i:</b>	<b>CONFORMING MUNICIPALITIES AND COUNTIES INCLUDE OPEN SPACE PRESERVATION AND LAND STEWARDSHIP PROGRAMS IN THEIR MASTER PLANS AND DEVELOPMENT REGULATIONS.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OS Presv. & Land Stewardship programs in MP & Ords.\$
<input checked="" type="checkbox"/>	<b>Policy 111:</b>	To require conforming municipalities and counties to include an open space preservation and land stewardship element in their master plans.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	REQUIRE FUNDING?? land stewardship standards?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 112:</b>	To require conforming municipalities and counties to: identify and delineate existing preserved open space, including fee simple and easements; maintain a current Recreation and Open Space Inventory (ROSI) where required by the NJDEP Green Acres Program; and identify lands subject to stewardship programs in their master plans and provide that information to the Highlands Council.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	lands subject to stewardship programs? WHlp Equip confidential?
<input type="checkbox"/>	<b>Policy 113:</b>	To require conforming municipalities and counties to require conservation or land stewardship easements, enforceable by the Highlands Council and at least one of the following: the appropriate municipality, the County Agriculture Development Board, the SAD C, Green Acres, or a non-profit land trust organized pursuant to § 501 (c) (3) of the federal tax code and engaged in the protection of land for the purpose of providing long-term stewardship of important resources as a condition of development approval for lands within parcels proposed for development that are identified for preservation on a proposed site plan or subdivision plat.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	deed language models
<input type="checkbox"/>	<b>Policy 114:</b>	To require conforming municipalities and counties to establish stewardship and monitoring programs for preserved lands owned by the municipality or county by fee acquisition or easement acquisition. Such programs can be administered by the municipality or county, or a non-profit land trust organized pursuant to § 501 (c) (3) of the federal tax code and engaged in the protection of land for the purpose of providing long-term stewardship of important resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 1J:</b>	<b>PRESERVATION OF FORESTS IN PRIVATE OWNERSHIP THROUGH CREATION OF A FOREST PRESERVATION EASEMENT PROGRAM.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 1J1:</b>	To promote the creation of a Forest Preservation Easement Program for the Highlands Region, eligible for use through the SAD C or the Green Acres Program.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	enabling legislation?
<input type="checkbox"/>	<b>Objective 1J1a:</b>	Achieve maximum preservation of working forests through the Forest Preservation Easement Progra.m	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Highlands to develop?
	<b>SUBPART F</b>	<b>CARBONATE ROCK (KARST) TOPOGRAPHY</b>						
		<p>The term karst describes a distinctive topography that indicates dissolution of underlying carbonate rocks (such as limestone and dolomite) by surface water or ground water over time. This dissolution process causes surface depressions and the development of such features as sinkholes, sinking streams, enlarged bedrock fractures, caves, and underground streams. Sinking streams range in size from intermittent streams to perennial rivers. They may sink through a segment of the stream bed or through a discrete opening such as a fracture or cave entrance, and then reappear further downstream. Sinkholes function as funnels, directing surface water runoff into karst aquifers with little or no attenuation of any transported contaminants. Stormwater basins, septic system leaching fields, sewers, agricultural runoff, lawn runoff, underground pipelines, and soil disturbance may also contribute contaminants directly to ground water through karst features. Soils in sinkhole bottoms may be thin or non-existent. In addition to ground water concerns, communities in karst areas must contend with safety concerns. Sinkholes present a geologic hazard as they may undermine such infrastructure as stormwater basins, roads, sewer lines, septic systems, and natural gas lines.</p> <p>Beyond the potential deleterious effects of karst areas with respect to ground water and public safety, karst features provide natural, scenic, and recreational resource values. Karst aquifers are high yielding, particularly where carbonate rock is overlain by permeable materials such as glacial sands and gravels. These prolific aquifers have significance as water supplies and are extremely vulnerable to contamination. Karst areas often offer unique topographic features and opportunities for outdoor recreation. They typically occupy valley bottoms, producing dramatic contrasts in relief and valuable scenic vistas, especially when viewed from the higher elevations of ridges. Carbonate rock areas also offer unique habitats that contribute to the Region's biodiversity such as the calcareous wetland fens of the upper Walkkill River valley and the limestone forests of the Johnsonburg Swamp Preserve in Frelinghuysen Township. The Highlands Region has several large areas with carbonate rock formations, usually located in river valleys such as the Musconetcong, the South Branch of the Raritan and the Lamington Rivers. Karst features exist in some, but not all, of these areas.</p>						
<input type="checkbox"/>	<b>GOAL 1K:</b>	<b>PROTECTION OF GROUND WATER QUALITY AND PUBLIC SAFETY REGARDING KARST FEATURES IN THE HIGHLANDS.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Town has Carbonate Area District ord. regs.



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 1K1:</b>	To map and make readily available to the public areas of the Highlands Region that are underlain by carbonate rocks to define a Carbonate Rock Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 1K2:</b>	To identify and delineate through local development review and Highlands Project Review land areas that drain surface water into the Carbonate Rock Area, as changes in the quantity, quality, and rate of discharge of surface water runoff from upslope lands can impair ground water resources in the Carbonate Rock Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$ for mapping/study
<input type="checkbox"/>	<b>Policy 1K3:</b>	To establish and maintain inventories of karst features and subwatersheds that drain directly to Carbonate Rock Areas in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 1K4:</b>	To ensure through Plan Conformance that municipalities in, or within subwatersheds draining directly to, the Carbonate Rock Area protect public health and safety and the quality of ground waters from inappropriate land uses and pollutant discharges.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 1K4a:</b>	Identification of critical requirements for development review ordinances to be adopted by municipalities, and for county development review procedures regarding roads and stormwater systems at a minimum, with technical guidance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1K4b:</b>	Applications for site plan or subdivision approval will include a multi-phased geotechnical site investigation (e.g., test borings, test pits) to locate any potential karst features and potential hazards to public health and safety, structures, and ground water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 1K4c:</b>	Local development reviews and Highlands Project Reviews and requirements shall ensure that all potential hazards to public health and safety, structures and ground water quality, including but not limited to concentrated surface water flows that dissolve carbonate rock, are fully addressed and mitigated in the construction plans and subsequent approval process, with the maximum emphasis on nonstructural measures, including, but not limited to, avoidance of modifications to the karst features.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1K4d:</b>	Public works projects, including but not limited to water supply, sewerage, stormwater, and transportation facilities, shall be constructed and maintained such that the potential for damage from karst features and the contamination of ground water are avoided.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1K4e:</b>	Highlands Project Reviews and requirements and local development reviews (where applicable) shall prohibit new land uses and facilities that constitute unacceptable risks of discharge due to karst topography where karst features have been identified, including but not limited to: <input type="checkbox"/> Underground storage tanks; <input type="checkbox"/> Solid waste landfills; <input type="checkbox"/> Hazardous waste storage and disposal; and <input type="checkbox"/> Hazardous materials storage and handling.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 1K4f:</b>	High priority is given, and state agency coordination will be undertaken, with respect to management and remedial action regarding high risk land uses and facilities where karst features have been identified including, but not limited to: <input type="checkbox"/> Known contaminated sites such as Superfund sites, brownfields, and landfills; <input type="checkbox"/> Hazardous waste storage, handling, and disposal facilities; <input type="checkbox"/> Failing septic systems; and <input type="checkbox"/> Existing underground storage tanks.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wargo tract targeted for redevelopment. Block 11 Lots 13, 13.1  Brownfield Site  Possible parking area with pervious surface.



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
	<b>SUBPART G</b>	LAKE MANAGEMENT						
		<p>The management of lands surrounding lakes is an important issue for the Highlands Region. Overdeveloped, damaged, and poorly managed shoreland areas can result in the degradation of water quality, harm the lake ecosystem, decrease natural aesthetic values, and cause an overall loss of property values for lake communities. Lakes can be harmed by pollutant sources in the watershed area draining to them. Polluted lakes can, in turn, damage downstream streams and rivers. Most existing lake communities are fully built out, predate modern environmental protection requirements, and have limited potential for major land use changes. Some have sewer systems, but many rely on septic systems (or even cesspools) on inadequately sized lots, where direct contamination of the lakes is possible. Past NJDEP studies indicate that nearly every public lake (privately-owned lakes were not evaluated) is experiencing unacceptable contamination, often including excessive bacteria and nutrients. In addition, many lake communities have been</p> <p>evolving from summer communities to year-round communities, and many are experiencing greatly intensified land uses as the original buildings are torn down and replaced by much larger structures. Addressing land uses within lake communities allows for potential opportunities to improve community value, to protect the cultural and historic resources often associated with lake communities, to protect natural resources and enhance and restore the quality of lake environments in the Region, and in some cases, to allow for in-fill development where appropriate.</p>						
<input type="checkbox"/>	<b>GOAL 1L:</b>	<b>PROTECTION OF HIGHLANDS REGION LAKES FROM THE IMPACTS OF PRESENT AND FUTURE DEVELOPMENT.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PARD zone around reservoir. MP notes Town has preserved land adj. to reservoir.
<input type="checkbox"/>	<b>Policy 1L1:</b>	To establish a Lake Management Area around all Highlands Region lakes of greater than ten acres in size.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 1L2:</b>	To establish tiers of lake management appropriate to management strategies that help protect lake water quality and community value from the impacts of present and future development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 1L2a:</b>	Lake management programs shall use the following management tiers around all Highlands Region lakes of greater than ten acres in size: <input type="checkbox"/> A Shoreland Protection Tier consisting of an area measured 300 foot or the first property line perpendicular from the shoreline of the lake; <input type="checkbox"/> A Water Quality Management Tier consisting of an area measured 1,000 foot perpendicular from the shoreline of the lake, including the Shoreland Protection Tier; <input type="checkbox"/> A Scenic Resources Tier consisting of an area measured 300 to 1,000 foot perpendicular from the shoreline of the lake, scaled based upon the view distance from the opposite shoreline, and determined through the size and layout of the lake, with wider portions of lakes having longer view distances; and <input type="checkbox"/> A Lake Watershed Tier consisting of the entire land area draining to the lake, through the evaluation of drainage areas using LiDAR topographic analyses or other topographic data where LiDAR data are not available.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Funding available for program development?  Will these management tiers have HC standards?  Will HC provide LiDAR topo analysis data?
<input type="checkbox"/>	<b>Policy 1L3:</b>	To establish unique standards (as compared to lakes within the Protection and Conservation Zones) for the Lake Community Sub-Zone within the ECZ within 1,000 feet of lakes, particularly with respect to the Shoreline Protection Tier, to prevent degradation of water quality, harm to lake ecosystems, and promote aesthetic values within the ECZ.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	How will standards differ from Cons and Protection zones? Less restrictive? What if sewered?
<input type="checkbox"/>	<b>Policy 1L4:</b>	To establish and implement management strategies to help protect lake water quality and ecosystem values from the impacts of present and future development for all lakes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Implemented through Plan Conformance? Project review?





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 1L4a:</i>	Implementation of standards through Plan Conformance regarding lake ecosystem and water quality in the Shoreland Protection Tier to address direct and proximate impacts upon the lake, including but not limited to shoreline modification and development (including limits to the hardscaping of shorelines using bulkheads, rip-rap, and walls), docks, piers, boathouses, dredging, vegetation removal, and increased impervious cover. Pollutant discharges shall also be addressed, including the potential for contamination from septic systems, cesspools and other wastewater management systems within the tier that are failing or are inadequately designed and constructed. As such systems fail, landowners should be required to provide upgraded treatment (whether on-site or through public or community systems) to minimize pollutant movement to the lake. Standards for the Lake Community Sub-Zone and for the Protection and Conservation Zones may be distinct to the extent necessary to recognize the existence of significant development within the Lake Community Sub-Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shoreline protection tier standards to address direct and proximate impacts...pollution discharge.  Standards may be distinct? in Cons, prot, & lake comm subzones? What does this mean?
<input type="checkbox"/>	<i>Objective 1L4b:</i>	Implementation of standards through Plan Conformance regarding land use compatibility and water quality in the Water Quality Management Tier, to prevent or minimize continuous pollutant sources that can contribute pollutants overland or through ground water to the lake from greater distances than the Shoreland Protection Tier.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Standards for WQMgmt tier. HC to develop, local input?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 1L4c:</i>	Implementation of standards through Plan Conformance regarding the protection of visual and scenic resources in the Scenic Resources Tier, including but not limited to requirements for vegetative screening of buildings, building height limitations, and limits on tree and understory removal for reasons other than public health and safety or as the minimum necessary to make reasonable use of the designated building envelope for the parcel proposed for development. Standards for the Lake Community Sub-Zone and for the Protection and Conservation Zones may be distinct to the extent necessary to recognize the existence of significant development within the Lake Community Sub-Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Scenic resources tier standards HC develop?
<input type="checkbox"/>	<i>Objective 1L4d:</i>	Implementation of lake restoration plans to restore, protect and, where possible, enhance lake water quality through management of pollutant sources in the Lake Watershed Tier, including but not limited to the development, adoption and implementation of TMDLs by the NJDEP pursuant to the Water Quality Management Planning Rules, N .J.A.C. 7:15. Ongoing coordination will be undertaken with the Greenwood Lake and Lake Hopatcong Commissions as well as individual lake associations, as appropriate, regarding lake management issues.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lake watershed tier TMDL's to be adopted by NJDEP



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 11-5:</b>	To require that conforming municipalities adopt and implement for all lakes the standards applicable to the Shoreland Protection and Water Quality Management Tiers; the standards applicable to the scenic resources tier shall be adopted and implemented for all public lakes (e.g., with shorelines that are not entirely privately-held and managed through a lake association), and for privately-held lakes to the extent feasible under law, recognizing the existence of previously approved lake community development plans.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mandatory adoption of standards in Shoreland protection, WQMgmt Tiers. Scenic resources mandatory for public lakes, and if possible for private lakes. HC to provide standards?
<input type="checkbox"/>	<b>Objective 1L5a:</b>	Shoreland Protection and Water Quality Management Tier requirements shall apply to all new development, regardless of lake ownership.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 1L5b:</b>	Scenic Resource Tier requirements shall apply to all lakes with public access and to lakes with no public access that are not entirely managed by a single homeowner or lake community association. For lakes that are privately-held and managed by a single homeowner or lake community association, the scenic resource tier requirements shall be voluntary.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 11-6:</b>	To require that conforming municipalities develop and adopt lake restoration plans, with sufficient input from lake community residents and landowners, for each of the municipality's developed lakes that has been identified as water quality impaired, to include watershed delineation, description of point and nonpoint sources of pollution in the watershed, lake monitoring schedules, existing and proposed in-lake management techniques, and recommended watershed best management practices. TMDLs adopted by the NJDEP to address known pollution problems may be used as lake restoration plans. For lakes that are privately- held and managed by a single homeowners or lake community association, the municipality may require that the association share in or assume the costs of developing such plans.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Restoration Planning funding/guidance
<input type="checkbox"/>	<b>Objective 1L6a:</b>	Provide Lake Management Plan guidance to municipalities that includes watershed delineation mapping methodology, point and nonpoint source pollution references, example lake monitoring schedule with monitoring goals and methods, existing successful in-lake management techniques, and best management practices.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 1L6b:</b>	Septic systems and cesspools on small lots in close proximity to lakes shall be replaced with upgraded individual treatment systems, communal septic systems or community-based wastewater systems wherever feasible and cost-effective, with the selection of replacement technology to ensure minimal secondary impacts, including potential reductions in net water availability, maximum environmental benefit, and financial viability. Community-based systems should not provide for additional land development capacity except for exempt lots within that existing lake community that are not environmentally constrained, or for areas that are otherwise permitted to have wastewater service under the Goals, Policies, and Objectives in Part 2, Subpart D, Sustainable Development, and Water Resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 1M:</b>	pRoTEcT THE uNIQuE cHARAcTER oF HIGHLANDS LAkE coMMuNITIES.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 1M1:</b>	To provide guidance regarding evaluation of and standards for lake character and aesthetics that shall be adopted by municipal ordinance for application to public lakes, or that may be voluntarily adopted by privately-owned lake communities within their by-laws and regulations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Standards for aesthetics and character shall be adopted.
<input type="checkbox"/>	<b>Policy 1M2:</b>	To encourage increased public access to publicly-owned lakes, within the lake's carrying capacity and while maintaining the lake character.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	How does a municipality encourage this? Incentives?
<input checked="" type="checkbox"/>	<b>Policy 1M3:</b>	To discourage or control teardowns that result in altered lake community character, and the potential loss of historic and cultural values, and to encourage community-supported limitations in lot coverage and building height for new construction.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Discourage through FAR standards?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 1M4:</b>	To establish and implement performance and development standards through local development review and Highlands Project Review for shoreline uses which achieve compatibility among shoreline activities and nearby neighborhoods.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	model performance standards funding to create
<input type="checkbox"/>	<b>Policy 1M5:</b>	To encourage municipalities to utilize recreational sites as opportunities to educate the public regarding the ecological value of lake environs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Encourage? Funding for educational program/materials?
<input type="checkbox"/>	<b>Policy 1M6:</b>	To encourage municipalities to explore appropriate means to provide public recreation at the shoreline and on the water while ensuring retention of opportunities for passive recreation (e.g., natural areas, open space).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	buffer zones standards?
<input type="checkbox"/>	<b>GOAL 1N:</b>	MAINTAIN puBLic AND pRIVATE LAKES, oR RESToRE LAKE BEDS AND DoWN-STREAM AREAS WHEN LAKES ARE DRAINED.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 1N1:</b>	To develop innovative financing and administrative mechanisms for the maintenance and operation of public and private dams and lakes, where those dams and lakes provide a continuing public or private purpose.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 1N2:</b>	To restore appropriate habitats in the lake beds and to prevent, mitigate, or restore downstream habitats from damages due to lake drainage, when dams are allowed to fail or are deliberately breached or removed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lake bed habitat data?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
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	<b>PART 2</b>	Water Resources and Water utilities						
		<p>A fundamental purpose of the Highlands Act is to protect water supplies for human use and ecological sustainability both within and outside of the Highlands Region. The Highlands RMP addresses five fundamental issues with regard to water resources in the Highlands Region:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The availability of water resources for human and ecological use; <input type="checkbox"/> The protection and restoration of water resource availability;</li> <li><input type="checkbox"/> The protection, restoration, and enhancement of water quality;</li> <li><input type="checkbox"/> The management of land development patterns and densities to ensure that the carrying capacity of water resources are not exceeded; and</li> <li><input type="checkbox"/> The cost-effective and efficient provision and use of water utility capacity in a manner that ensures compatibility with the carrying capacity of water resources.</li> </ul>						
	<b>SUBPART A</b>	WATER RESOURCES AVAILABILITY						
		<p>The availability of water for human use is a critical factor in determining the capacity for growth and continued economic vitality for both existing development and agriculture within and outside the Highlands Region. The availability of water for ecological purposes is critical to sustaining the aquatic ecosystems of streams, ponds and lakes in the Highlands Region. The Highlands RMP provides a method for identifying the quantity of available water resources in the Highlands Region, which is used to identify areas where water resources are or are not sufficient to support existing human and ecological uses, and to support future uses. Where sufficient water availability exists, the method fairly allocates available water resources among future human uses as shown in the Land Use Capability Zone Map. Where water resources have been stressed, additional planning and mitigation is necessary.</p> <p>The Goals, Policies, and Objectives for water resources availability establish a method for determining available water for human use by each subwatershed (HUC14), of which 183 are in (or partially in) the Highlands Region. Surface water availability from existing reservoir systems are addressed through regulations of the NJDEP and a major purpose of the RMP is to protect the safe yields of those reservoir systems by limiting upstream use of ground waters, which has the added benefit of protecting aquatic ecosystems. Ground water availability is determined using stream flow information, with thresholds based upon the predominant Land Use Capability Zone for each <u>subwatershed</u>. <u>Net</u> water availability reflects current uses, and may show surpluses or deficits. For all subwatersheds, municipal Plan Conformance requires development of Water Use and Conservation Plans that will set priorities for the use of available water (where net water availability is positive) and will establish methods to reduce and, where feasible, eliminate deficits where they exist. In all cases, efficient use of water is required to make the best use of limited resources. Where deficits exist and a Water Use and Conservation Plan has not yet been adopted, limited amounts of conditional water availability are provided for uses that will be permitted while the deficits are reduced through water conservation and enhanced recharge. The amount of mitigation is determined based on the amount of water use proposed and the severity of the current deficit, but is never less than 125%; mitigation will be required prior to the water use where either the proposed water use or current deficit is large.</p>						



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>GOAL 2A:</b>	PROTECTION OF THE VALUE OF THE HIGHLANDS REGION AS AN "ESSENTIAL SOURCE OF DRINKING WATER, PROVIDING CLEAN AND PLENTIFUL DRINKING WATER FOR ONE-HALF OF THE STATE'S POPULATION" (HIGHLANDS ACT, SECTION 2), ALONG WITH THE ECOLOGICAL VALUES OF CLEAN WATER, THROUGH THE PROTECTION, ENHANCEMENT AND RESTORATION OF WATER RESOURCES QUANTITY, FLOW CHARACTERISTICS AND QUALITY AS FUNDAMENTAL TO ENSURING THAT THERE ARE ADEQUATE WATER SUPPLIES TO SUPPORT THESE NEEDS.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP encourages protection of water resources & reducing water use
<input type="checkbox"/>	<b>Policy 2A1:</b>	To identify and periodically update net water availability and water deficits as a factor in the Land Use Capability Water Availability Map.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2A2:</b>	To ensure that increasing water demands do not exceed Net Water Availability or exacerbate existing deficits of subwatersheds. Net Water Availability is affected at a subwatershed level by location and extent of Land Use Capability Zone Map and its status as Current Deficit Area or Existing Constrained Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 2B:</b>	PROTECTION, RESTORATION AND ENHANCEMENT OF WATER QUALITY AND QUANTITY OF SURFACE AND GROUND WATERS (SECTIONS 10.B(1) AND 10.C(1)), AND TO DETERMINE "THE AMOUNT AND TYPE OF HUMAN DEVELOPMENT AND ACTIVITY WHICH THE ECOSYSTEM OF THE HIGHLANDS REGION CAN SUSTAIN WHILE STILL MAINTAINING THE OVERALL ECOLOGICAL VALUES THEREOF, WITH SPECIAL REFERENCE TO SURFACE AND GROUND WATER QUALITY AND SUPPLY..." (SECTION 11.A.(1)(A)).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP encourages sound land use management to protect water resources.





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 2A2:</b>	To ensure that increasing water demands do not exceed Net Water Availability or exacerbate existing deficits of subwatersheds. Net Water Availability is affected at a subwatershed level by location and extent of Land Use Capability Zone Map and its status as Current Deficit Area or Existing Constrained Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2B1:</b>	To track and consider water availability in local development review and Highlands Project Review.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	track? Water availability checklist submission item?
<input type="checkbox"/>	<b>Policy 2B2:</b>	To estimate Net Water Availability on a HUC 14 subwatershed basis.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2B2a:</b>	Establish Ground Water Capacity by HUC 14 subwatershed by subtracting the subwatershed's MA7CD 10 (minimum average seven day low flow with a return period of ten years, also known as the 7Q10) from the September median stream flow.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Can simplification be made for development review process?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$												
<input type="checkbox"/>	<b>Objective 2B2b:</b>	Establish Ground Water Availability thresholds for application to HUC 14 subwatersheds based on the Land Use Capability Zone and watershed resource value, and as modified by status as an Existing Constrained Area. Ground Water Availability shall be determined by multiplying Ground Water Capacity by percentage thresholds specified in the following table that are related to the nature of the environmental resources and conservation objectives of the Plan for each Zone. Ground Water Availability within the Protection Zone and Conservation Zone shall emphasize the integrity of aquatic ecosystems by ensuring that Ground Water Capacity is predominantly reserved for maintenance of stream flows, recognizing the regional significance of these resources; in the Conservation Zone, Ground Water Availability thresholds shall also specifically recognize agricultural water needs. Ground Water Availability within Existing Community Zone subwatersheds shall provide for the protection of water supply, water resources and ecological values of the Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Technical assistance available?												
		<b>GROUND WATER AVAILABILITY THRESHOLDS AS PERCENTAGE AGE OF GROUND WATER CAPACITY</b>																		
		<table border="1"> <thead> <tr> <th>Predominant Land use Capability Zone (or Watershed Value)</th> <th>Standard Threshold</th> <th>Existing Constrained Area*</th> </tr> </thead> <tbody> <tr> <td>Protection Zone (High)</td> <td>5%</td> <td>5%</td> </tr> <tr> <td>Conservation Zone (Moderate)</td> <td>5% non-agricultural 10% agricultural</td> <td>5% + 2003 Depletive &amp; Consumptive Use (up to Standard Threshold)</td> </tr> <tr> <td>Existing Community Zone (Low)</td> <td>20%</td> <td>5% + 2003 Depletive &amp; Consumptive Use (up to Standard Threshold)</td> </tr> </tbody> </table>	Predominant Land use Capability Zone (or Watershed Value)	Standard Threshold	Existing Constrained Area*	Protection Zone (High)	5%	5%	Conservation Zone (Moderate)	5% non-agricultural 10% agricultural	5% + 2003 Depletive & Consumptive Use (up to Standard Threshold)	Existing Community Zone (Low)	20%	5% + 2003 Depletive & Consumptive Use (up to Standard Threshold)						
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		*Within HUC14 Subwatershed upstream of a Current Deficit Area																		



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 2B2c:</b>	Estimate Net Water Availability for each HUC14 subwatershed by subtracting from Ground Water Availability an estimate of maximum monthly consumptive and depletive ground water and surface water use (other than from reservoir storage or other supply with a NJDEP approved safe yield). Adjust consumptive and depletive water use to account for the return of wastewater to the same HUC 14 subwatershed from which the water originated, or as appropriate, water originating from another HUC14 subwatershed.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Simplify for development approval process??
<input type="checkbox"/>	<b>Objective 2B2d:</b>	Designate Current Deficit Areas as those HUC14 subwatersheds where the Net Water Availability is less than zero.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2B2e:</b>	Designate Existing Constrained Areas as those HUC 14 subwatersheds that have positive Net Water Availability and are upstream of and contributing flow to a Current Deficit Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2B2f:</b>	Modify Net Water Availability in Existing Constrained Areas to be the 2003 consumptive and depletive ground and surface water use plus 5% of the Ground Water Capacity (up to the standard thresholds assigned to each Land Use Capability Zone) to ensure continued stream flows to downstream Current Deficit Areas, emphasizing techniques including, but not limited to, water reuse, recycling and conservation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	water reuse, recycling methods technical assistance?
<input type="checkbox"/>	<b>Policy 21313:</b>	To conditionally provide water availability (Conditional Water Availability) within a Current Deficit Area with appropriate standards regarding its use.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Technical guidance here. HC regulated? Water permits?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 2B3a:</b>	A Current Deficit Area subwatershed that is primarily within the Protection Zone or Conservation Zone shall be assigned Conditional Water Availability not to exceed an aggregate of 1% of Ground Water Capacity, and will be applied to consumptive and depletive water uses that comply with the mitigation requirement in Objective 2B8b.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2B8B Water use and conservation management plan/ or mitigation  1% of GW capacity in cons, prot zones
<input type="checkbox"/>	<b>Objective 2B3b:</b>	A Current Deficit Area subwatershed that is primarily within the Existing Community Zone shall be assigned Conditional Water Availability not to exceed an aggregate of 2% of Ground Water Capacity, and will be applied to consumptive and depletive water uses that comply with the mitigation requirement in Objective 2B8b.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ECZone 2% GW capacity
<input type="checkbox"/>	<b>Objective 2B3c:</b>	The Highlands Council will track the use of Conditional Water Availability within each Current Deficit Area allocated during local development review and Highlands Project Review and adjust remaining Conditional Water Availability accordingly.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	HC to allocate water during review process and adjust availability. Local review approvals subject to HC review and allocation?
<input type="checkbox"/>	<b>Policy 21314:</b>	To strictly limit consumptive and depletive water uses to the water availability in each HUC 14 subwatershed and to establish priorities for water uses that implement the policies and objectives of the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	define and explain limits and priorities.



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Objective 2B4a:</b>	<p>Give highest priority for the use of non-agricultural Net Water Availability or Conditional Water Availability within Protection Zone and Conservation Zone subwatersheds, through a Water Use and Conservation Plan developed under Objective 2B8c, local development review and Highlands Project review:</p> <ol style="list-style-type: none"> <li>To address through a waiver under Policy 7G1 or 7G2 a documented existing or imminent threat to public health and safety from contaminated domestic and other on-site water supplies that is of sufficient scale to justify a public water supply and where no alternative is feasible that would sufficiently assure long-term protection of public health and safety. Such needs shall have highest priority for Net Water Availability;</li> <li>To serve development permitted through a Highlands Redevelopment Area or takings waiver under Policy 7G1 or 7G2;</li> <li>To serve a cluster development that complies with Objective 2J4b; and</li> <li>To serve affordable housing projects where at least 10% of the units are affordable.</li> </ol>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Funding/ technical guidance to create water use and Conservation Plan</p> <p>Priority Cons/ Prot zones:</p> <ol style="list-style-type: none"> <li>contaminated water sources</li> <li>Redevelopment or Takings action</li> <li>clustering</li> <li>COAH development</li> </ol>
<input checked="" type="checkbox"/>	<b>Objective 2B4b:</b>	<p>The highest priority for use of Net Water Availability or Conditional Water Availability within ECZ subwatersheds, through a Water Use and Conservation Plan developed under Objective 2B8c, local development review and Highlands Project review to serve documented threats to public health and safety from contaminated water supplies, designated TDR Receiving Zones, infill development, designated Highlands Redevelopment Area, affordable housing projects where at least 10% of the units are affordable, or new areas for development that meet all other requirements of the RMP.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>ECZ water availability priority:</p> <ol style="list-style-type: none"> <li>contaminated water</li> <li>TDR receiving zones</li> <li>infill</li> <li>redevelopment</li> <li>COAH housing</li> </ol>



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Objective 2B4c:</b>	Establish and implement mandatory stormwater reuse for recreational and other non-agricultural irrigation, as well as other non-potable water purposes to minimize both the volume of stormwater discharges and water withdrawals for these purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Infrastructure funding?
<input type="checkbox"/>	<b>Objective 2B4d:</b>	The highest priority for agricultural water uses in the Conservation Zone shall be those Preservation Area uses that promote agricultural and horticultural uses and opportunities that are compatible with protection of the Highlands environment, and those Planning Area uses that promote the continuation and expansion of agricultural, horticultural, recreational, and cultural uses and opportunities. Compatible agricultural and horticultural uses shall minimize consumptive water uses through efficiency measures.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CAn some 'compatible' examples be given for guidance?
<input checked="" type="checkbox"/>	<b>Policy 21315:</b>	To require, through Plan Conformance (including through a Water Use and Conservation Plan developed under Objective 2B8c), local development review, and Highlands Project Review, the use of water conservation, recycling and reuse methods (where appropriate) and devices for any redevelopment or development activity, including renovations to existing residential, institutional, commercial or industrial buildings, to minimize consumptive water use tailored to meet the resource protection and other goals for each Zone and considering subwatershed-specific conditions and Net Water Availability status.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MP encourages reduced water use. Technical assistance and funding to develop plans for required water conservation, recycling, reuse for any redevelopment or development including renovations to existing. Examples of cons. measures methods?
<input type="checkbox"/>	<b>Objective 2B5a:</b>	Coordinate with NJDEP to encourage water conservation, reuse, recycling, and other related measures and mitigation for water distribution system losses both in Highlands municipalities and in municipalities supplied with Highlands water.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP encourages reduced water use.



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 21316:</b>	To require through Plan Conformance (including through a Water Use and Conservation Plan developed under Objective 2B8c), local development review, Highlands Project Review, and interagency coordination that proposed public water supply and wastewater service areas, new or increased water allocations and bulk water purchases will not directly or indirectly cause or contribute to a Net Water Availability deficit, and where feasible will help mitigate any existing deficit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Require new development water supply will not cause or contribute to net water deficit and mitigate existing deficit. Checklist submission item?
<input checked="" type="checkbox"/>	<b>Objective 2B6a:</b>	Areawide Water Quality Management Plans (WQMPs), Wastewater Management Plans (WMPs) or their amendments shall ensure that the proposed service area will not directly or indirectly cause or contribute to a Net Water Availability deficit, and shall be in conformance with any Water Use and Conservation Plan developed under Objective 2B8c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County jurisdiction? Water Use plan developed locally?
<input type="checkbox"/>	<b>Objective 2B6b:</b>	NJDEP Water Allocation decisions and Highlands Project Reviews shall ensure that any new or increased water allocation permits within the Highlands Region are in conformance with the policies and objectives of the RMP policies and objectives and do not result in significant reductions in safe yields for any water supply facility with an existing water allocation permit and the NJDEP-approved safe yield.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 21317:</b>	To ensure through Plan Conformance (including through a Water Use and Conservation Plan developed under Objective 2B8c), local development review, and Highlands Project Review that the use of Net Water Availability and Conditional Water Availability within each subwatershed supports development patterns that are in conformance with RMP policies and objectives.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 2B7a:</b>	Establish and implement best management practices for recreational, landscape irrigation and other practices through applicable State and federal programs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Funding for implementation. Municipally owned parcels?
<input checked="" type="checkbox"/>	<b>Policy 21318:</b>	To require through Plan Conformance, local development review, and Highlands Project Review the efficient and effective use of water availability, the planning for future water needs, the reduction and elimination of water deficits, and the mitigation of new consumptive or depletive use in any Current Deficit Areas or subwatersheds that could become deficit areas based on projected development and water uses, to ensure sustainable water supply, water resource, and ecological values in conformance with RMP policies and objectives.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	guidelines
<input type="checkbox"/>	<b>Objective 2B8a:</b>	Prevent net increases in consumptive or depletive water uses in Current Water Deficit Areas to prevent exacerbation of and help reduce or eliminate the deficit to ensure sustainable water supply, water resource and ecological values, emphasizing techniques including, but not limited to water reuse, recycling, and conservation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	technical guidance





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
☒	<i>Objective 2B8b:</i>	<p>Proposed new consumptive or depletive water uses within a Current Deficit Area shall only occur under the auspices of a Water Use and Conservation Management Plan approved under Objective 2B8c or through mitigation of the proposed consumptive or depletive use within the same HUC 14 subwatershed through: a permanent reduction of existing consumptive and depletive water uses; ground water recharge in excess of the requirements of N.J.A.C. 7:8 (Stormwater Management Rules); or other permanent means. Where a Water Use and Conservation Management Plan has not been approved:</p> <ol style="list-style-type: none"> <li>1. Each project shall achieve mitigation ranging from 125% to 200%, based on the severity of the Current Deficit and the amount of consumptive or depletive water use proposed;</li> <li>2. Total consumptive and depletive water uses from any single project and all projects combined are not to exceed the Conditional Water Availability of Objectives 2B3a or 2B3b for any HUC 14 subwatershed;</li> <li>3. Mitigation shall be successfully completed prior to initiation of the water use, except as required by #4, below. Mitigation may be phased in keeping with project development;</li> <li>4. For water uses where the combination of proposed consumptive and depletive water uses and current subwatershed deficit is high, according to a schedule established by the Highlands Council, off-site mitigation shall be successfully completed prior to any on-site construction. On-site mitigation shall be successfully completed prior to initiation of the water use but may be implemented concurrent with on-site construction. Mitigation may be phased in keeping with the level of consumptive or depletive water uses; and</li> </ol>	☐	☐	☐	☐	☒	<p>Will local boards be responsible for release of performance bond or will HC have jurisdiction?</p>



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
	<i>Objective 2B8b: (Continued)</i>	5. Mitigation plans for a project shall include: specific objectives for each mitigation component; monitoring and reporting requirements; methods by which shortfalls in meeting the mitigation objectives shall be addressed through additional action; and be guaranteed through performance bonds.						
<input checked="" type="checkbox"/>	<i>Objective 2B8c:</i>	Water Use and Conservation Management Plans shall be required through municipal Plan Conformance for all subwatersheds to meet the policies and objectives of Goal 2B, to ensure efficient use of water through water conservation and Low Impact Development Best Management Practices, and to avoid the creation of new deficits in Net Water Availability. Where developed for Current Deficit Areas, the plans shall include provisions to reduce or manage consumptive and depletive uses of ground and surface waters as necessary to reduce or eliminate deficits in Net Water Availability, or to ensure continued stream flows to downstream Current Deficit Areas from Existing Constrained Areas, to the maximum extent practicable within each HUC 14 subwatershed. Water Use and Conservation Management Plans shall demonstrate through a detailed implementation plan and schedule how and when the current deficit will be resolved in a subwatershed prior to approval for new water uses in the subwatersheds with the most severe deficits (e.g., in excess of 0.25 million gallons per day or mgd), and the plan shall be implemented prior to initiation of new water uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Funding for PLANNING
<input checked="" type="checkbox"/>	<i>Objective 2B8d:</i>	All water users within a Current Deficit Area shall seek funding and opportunities to meet the intent of Objective 2B4b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Funding sources?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 2B8e:</b>	Allow water resource transfers between or from Highlands subwatersheds only when there is no other viable alternative and where such transfers would demonstrably not result in impairment of resources in any subwatershed. Potential effects on upstream and downstream subwatersheds should be included in any such evaluation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<b>SUBPART B</b>	PROTECTION OF WATER RESOURCES QUANTITY						
		The Highlands RMP focuses on a variety of measures to protect the replenishment of water resources in the Highlands Region through ground water recharge and other means, to ensure the maintenance of aquatic ecosystems and human water uses. Science agenda items include improvements to the methods for estimating Net Water Availability, safe yields and passing flow requirements, better watershed delineations, and improved tracking of water and wastewater flows across watershed boundaries. The protection of Prime Ground Water Recharge Areas is emphasized, as these areas provide the most productive recharge of waters that are critical for stream flow and water supply wells. Protection is provided for both the quantity and quality of recharge.						
<input type="checkbox"/>	<b>GOAL 2C:</b>	<b>REFINEMENT OF WATER AVAILABILITY METHODS AND ESTIMATES.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP encourages protection of water resources
<input type="checkbox"/>	<b>Policy 2C1:</b>	To improve estimates of Net Water Availability over time, including testing, development and adoption of ecologically-based assessment techniques to evaluate the high and low flow needs of streams necessary to maintain the health of aquatic ecosystems, and the relationship between ground water recharge, ecological flow needs, consumptive water uses and estimates of water availability for both ground and surface water resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2C2:</b>	To evaluate potable water supply reservoir safe yield and passing flow requirements and examine the effects of upstream consumptive and depletive water uses on safe yields and of passing flows on Highlands Open Waters and recommend regulatory changes to the NJDEP as appropriate.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 2C3:</b>	To develop a more refined Hydrologic Unit Map using LiDAR technology and high resolution digital elevation modeling to support more detailed geographic estimates of water availability.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2C4:</b>	To develop more refined estimates of the effects on Net Water Availability regarding the exportation and importation of water and wastewater.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 2D:</b>	<b>MAINTENANCE OF HYDROLOGIC INTEGRITY THROUGH THE PROTECTION OF GROUND WATER RECHARGE.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP encourages protection of water resources
<input type="checkbox"/>	<b>Policy 2131:</b>	To map and maintain an inventory of ground water recharge potential for the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2132:</b>	To delineate Prime Ground Water Recharge Areas as those lands within a HUC 14 subwatershed that have the highest recharge volumes as of the most recent land use/land cover data available, relative to other land areas, and in the aggregate provide 40% of total ground water recharge during drought conditions.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2133:</b>	To protect, enhance, and restore the quantity and quality of Prime Ground Water Recharge Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2D3a:</b>	Establish Low Impact Development and other Best Management Practices, technical guidelines and procedures to protect, restore and enhance Prime Ground Water Recharge Areas, to maximize the protection of natural ground water recharge and to minimize the need for engineered recharge methods for the purpose of complying with N.J.A.C. 7:8 (Stormwater Management Rules).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Technical guidance



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<input type="checkbox"/>	<i>Objective 2D3b:</i>	Establish model municipal development regulations and master plan elements for the protection of Prime Ground Water Recharge Areas, through mechanisms that both complement and supplement the provisions of N.J.A.C. 7:8 (Stormwater Management Rules.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<i>Objective 2D3c:</i>	Implement master plans and development review ordinances through Plan Conformance that protect Prime Ground Water Recharge Areas and minimize the potential for disruption of recharge in such areas by development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning assistance for Ordinance and Plan revisions\$\$
<input checked="" type="checkbox"/>	<i>Objective 2D3d:</i>	Establish minimum site design guidelines and permissible uses within a Prime Ground Water Recharge Area, including identification of land use categories or other activities posing sufficient risk of contamination that are not allowed within Prime Ground Water Recharge Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Technical assistance and funding
<input checked="" type="checkbox"/>	<i>Objective 2D3e:</i>	Identify and implement opportunities for the restoration or enhancement of recharge in Prime Ground Water Recharge Areas and other lands through the retrofit or rehabilitation of stormwater recharge facilities, land management improvements, reforestation, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	local ordinance revisions?
<input type="checkbox"/>	<i>Objective 2D3f:</i>	Implement programs for Prime Ground Water Recharge Areas which encourage redevelopment of previously developed areas and allow for other compatible uses that improve recharge area productivity or water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	encourage?



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<input type="checkbox"/>	<b>Objective 2D3g:</b>	Require through Plan Conformance and local health ordinances, that existing land uses that have a significant potential to result in major discharges of pollutants to ground water or to the land surface (including but not limited to non-sanitary wastewater effluent and any major sources of potential discharges such as spills and leaks), such that they may degrade ground water quality within a Prime Ground Water Recharge Area, shall incorporate ongoing management of toxic chemical sources and prohibition of unregulated discharges, so that the potential for ground water contamination is minimized and the opportunity for discharge discovery and control is maximized.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ID by whom? Management guidelines?
<input type="checkbox"/>	<b>Policy 2D4:</b>	To apply standards through Plan Conformance, local development review and Highlands Project Review to protect, restore and enhance the functionality and the water resource value of Prime Ground Water Recharge Areas by restricting development and uses of land within a Prime Ground Water Recharge Area that reduce natural ground water recharge volumes or may directly or indirectly contribute to or result in water quality degradation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2D4a:</b>	Development shall not occur in Prime Ground Water Recharge Areas unless necessary to avoid Critical Habitat, Highlands Open Waters Buffers and Moderately and Severely Constrained Steep Slopes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning Area issue, Exempt development??



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 2D4b:</i>	Any development activity approved to occur in a Prime Ground Water Recharge Area shall provide an equivalent of 125% of pre-construction recharge volumes for the affected Prime Ground Water Recharge Area of the site within the following areas, in order of priority: (1) the same development site where feasible; (2) the same HUC14 subwatershed, or (3) an interrelated HUC14 subwatershed as approved by the Highlands Council where no feasible option exists in the same HUC 14 subwatershed. This requirement shall apply to all portions of the Prime Ground Water Recharge Area where the recharge is disrupted through impervious surfaces, routing of stormwater runoff and recharge from natural flow paths, and other similar changes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEP permit? Land acquisition and deed restriction?
<input type="checkbox"/>	<i>Objective 2D4c:</i>	Require through Plan Conformance, local development review and Highlands Project Review that the disruption of Prime Ground Water Recharge Area shall be minimized through the implementation of Low Impact Development Best Management Practices meeting the requirements of Objective 2D3a.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low Impact BMP's?
<input checked="" type="checkbox"/>	<i>Objective 2D4d:</i>	Require through Plan Conformance, local development review and Highlands Project Review that the disruption of Prime Ground Water Recharge Area, after conformance with Objectives 2D4a, 2D4b and 2D4c is achieved, shall be limited to no greater than 15% of the Prime Ground Water Recharge Area on the site and shall be preferentially be sited on that portion of the Prime Ground Water Recharge Area that has the lowest ground water recharge rates and the lowest potential for aquifer recharge.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Data verification by applicant? HC, Municipal engineer? What jurisdiction will HC have over previous approved plans which have not been constructed? Hotel site?



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<input type="checkbox"/>	<b>Objective 2D4e:</b>	Prohibit through Plan Conformance, local development review and Highlands Project Review the expansion or creation of public water supply systems or public wastewater collection and treatment systems or community-based on-site wastewater facilities into a Prime Ground Water Recharge Area within the Protection or Conservation Zone within the Planning Area except as provided for in Policy 2J4 with Objectives 2J4a through 2J4d, and Policy 2K3 with Objectives 2K3a through 2K3e, and within the Preservation Area except as provided for in Policy 2I1 and Objectives 2I1a and 2I1b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning Area issue
<input type="checkbox"/>	<b>Objective 2D4f:</b>	Prohibit through Plan Conformance, local development review and Highlands Project Review new land uses, including those identified through Objective 2D3d, that have a significant potential to result in the discharge of persistent organic chemicals sources (including but not limited to existing discharges of industrial or other non-sanitary wastewater effluent) to ground water or to the land surface within a Prime Ground Water Recharge Area, such that they may degrade or contribute to the degradation of ground water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No new land uses which discharge persistent organic chem. to GW or prime gw recharge
<input type="checkbox"/>	<b>Objective 2D4g:</b>	Require conformance with applicable components of regional storm- water management plans, where applicable, as a mandatory requirement for any site plan application.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	site plan checklist revision
<input type="checkbox"/>	<b>Objective 2D4h:</b>	Achieve a net improvement in ground water recharge volume and maintenance of water quality as required through compliance with and implementation of any related provisions of an adopted regional stormwater plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 2D4i:</b>	Achieve a net improvement in ground water volume and maintenance of water quality through redevelopment, enhanced infiltration, pretreatment or other means where feasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 2E:</b>	<b>IMPROVEMENT OF GROUND WATER RECHARGE THROUGH REGIONAL MANAGEMENT EFFORTS.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP encourages protection of water resources
<input type="checkbox"/>	<b>Policy 2E1:</b>	To develop regional stormwater plans to promote regional protection, restoration and enhancement of ground water recharge volume and quality where specific watersheds are at risk in the absence of regional analysis and enhanced standards (see N.J.A.C. 7:8, Stormwater Management Rules).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	County level jurisdiction
<input type="checkbox"/>	<b>Policy 2E2:</b>	To coordinate programs, funding and activities among public and private entities to encourage regional ground water recharge protection, restoration and enhancement activities consistent with the Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HC responsibility?
	<b>SUBPART C</b>	WATER QUALITY						
		The Highlands RMP focuses on a variety of measures to protect, enhance and restore as necessary the quality of water resources in the Highlands Region to ensure that human and ecological water uses have water quality appropriate to those uses, and that human water uses do not alter water quality in unacceptable ways.						
<input checked="" type="checkbox"/>	<b>GOAL 2F:</b>	<b>ASSESSMENT AND RESTORATION OF SURFACE AND GROUND WATER QUALITY OF THE HIGHLANDS REGION.</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP encourages protection of water resources & env. quality of rivers & tribs.
<input type="checkbox"/>	<b>Policy 2F1:</b>	To identify surface and ground water resources currently impaired or at risk of impairment, and in need of protection, restoration, or enhancement.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 2F2:</b>	To coordinate with the NJDEP regarding a unified water quality assessment and the development and implementation of Total Maximum Daily Loads (TMDLs), where necessary, for all surface waters within the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2F3:</b>	To coordinate with the NJDEP regarding a unified ground water quality assessment, monitoring, and attainment program.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2F4:</b>	To coordinate with the NJDEP regarding efforts to monitor areas of known contamination to ground water resources within the Highlands Region and activities to remediate and restore water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2FS:</b>	To coordinate with the NJDEP and other agencies to identify impairments and implement improved regulatory actions and management practices that will also support the water quality goals of the Highlands Act.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2F6:</b>	To remedy the pollutant sources associated with existing or historic land uses in conjunction with redevelopment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 2G:</b>	<b>PROTECTION, RESTORATION AND ENHANCEMENT OF THE WATER QUALITY OF THE HIGHLANDS REGION.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP encourages protection of water resources
<input type="checkbox"/>	<b>Policy 2G1:</b>	To evaluate locations and densities of development which are sustainable in conjunction with the use of best management practices applicable to these various water resource needs and support the protection and management of critical lands for water quality purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 2G2:</b>	To reduce or avoid water quality impacts using requirements for water quality protection measures for new land uses through local development review and Highlands Project Review.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	water quality protection measures added to dev review/ ordinances
<input type="checkbox"/>	<b>Policy 2G3:</b>	To adopt and implement water quality protections through Plan Conformance, local development review, and Highlands Project Review.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Technical guidance and funding?
<input type="checkbox"/>	<b>Objective 2G3a:</b>	Prohibit land uses that would increase pollutant loadings to waters for which TMDLs have been adopted by the NJDEP unless in compliance with the relevant TMDL.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TMDL standards? Planning Areas
<input type="checkbox"/>	<b>Objective 2G3b:</b>	Ensure that new land uses draining to a stream designated as impaired but lacking a TMDL (e.g., Sublist 5) avoid increased pollutant loadings for the parameter or parameters for which a TMDL is required.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NJDEP permit?
<input type="checkbox"/>	<b>Objective 2G3c:</b>	WQMPs, WMPs or amendments shall demonstrate that the proposed service area will not directly or indirectly support development that would be in violation of an adopted TMDL.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2G4:</b>	To determine where water quality improvements are necessary or beneficial for the improvement of water availability, develop watershed-based plans to achieve such improvements such as restoration techniques including disconnection and reduction of existing impervious surfaces, develop implementation mechanisms, and implement these plans.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	technical guidance
<input type="checkbox"/>	<b>Policy 2G5:</b>	To adopt and implement stormwater management controls through Plan Conformance, local development review and Highlands Project Review.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Objective 2G5a:</b>	Require recharge of clean stormwater rather than contaminated stormwater wherever feasible to meet stormwater management requirements, and to pretreat contaminated stormwater wherever its recharge is required.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	developer pretreat?
<input type="checkbox"/>	<b>Objective 2G5b:</b>	Require Low Impact Development and other Best Management Practices standards for stormwater management to minimize the discharge of stormwater-entrained pollutants to ground and surface waters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low Impact bmp'S
<input type="checkbox"/>	<b>Objective 2G5c:</b>	Implement agricultural best management practices for water conservation, water reuse, nutrient and pesticide application, animal waste management, environmental restoration, pollution assessment and prevention, and irrigation efficiency in farm operations for the protection of ground and surface water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2G6:</b>	To establish minimum criteria for municipal water quality management programs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HC establish, mandatory adoption in Planning Area?
<input type="checkbox"/>	<b>Objective 2G6a:</b>	Develop technical guidelines and procedures for Low Impact Development Best Management Practices to protect ground and surface water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2G6b:</b>	Develop model municipal development regulations for the protection of ground and surface water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2G6c:</b>	Require conforming municipal and county master plans and development regulations to incorporate relevant TMDLs, additional water quality protection measures and wellhead protection for public water supply wells and nitrate standards as development standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Highlands NO3 standards in Planning Areas?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 2G7:</b>	To promote the implementation of Low Impact Development Best Management Practices to protect the quality of ground and surface water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2G8:</b>	To develop an educational program to further the understanding of the importance of water quality and methods of protecting water resources in the Highlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 2H:</b>	<b>LIMITATION OF THE TYPE AND AMOUNT OF HUMAN DEVELOPMENT IN THE WELL-HEAD PROTECTION AREAS OF PUBLIC WATER SUPPLY WELLS.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP notes nearly entire Town in Well Head Protect. Area
<input type="checkbox"/>	<b>Policy 2H1:</b>	To identify Wellhead Protection Areas for public community and public noncommunity nontransient water supply wells in or affecting the Highlands Region.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WPAs identified in MP
<input type="checkbox"/>	<b>Objective 2H1a:</b>	Coordinate with the NJDEP to establish and maintain an inventory of Wellhead Protection Areas in or affecting the Highlands Region.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WPAs identified in MP.
<input type="checkbox"/>	<b>Objective 2H1b:</b>	Identify land uses within the Wellhead Protection Areas that have a significant potential for contributing pollutants of concern to ground water.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2H1c:</b>	Each Wellhead Protection Area shall include three tiers. The time of travel for ground water to the well in Tier 1 shall be up to two years; Tier 2 shall be up to five years; and Tier 3 shall be up to 12 years. Each tier shall include the area of each smaller tier within it.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	WPA tiers id'd in MP.



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 2H2:</b>	To develop and implement, through Plan Conformance, local development review and Highlands Project Review, resource protection measures to protect and enhance ground water and water supply resources within Wellhead Protection Areas consistent with the source water assessments for each water supply source.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Technical assistance and funding\$\$\$\$
<input type="checkbox"/>	<b>Objective 2H2a:</b>	Prohibit land uses that have a significant potential to result in the discharge of pathogens (including, but not limited to, septic systems and engineered stormwater infiltration from surfaces with significant potential for contact with pathogenic contaminants) to ground water or to the land surface within a designated Tier 1 Wellhead Protection Area, such that they may degrade or contribute to the degradation of ground water quality. Require that the construction of sewer lines within Tier 1 of a Well Head Protection Area prevent seepage of untreated sewage into ground water.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Town has several Tier 1 areas.
<input type="checkbox"/>	<b>Objective 2H2b:</b>	Prohibit land uses that have a significant potential to result in the discharge of persistent organic or toxic chemicals sources (including but not limited to existing discharges of industrial or other non-sanitary wastewater effluent) to ground water or to the land surface within a designated Tier 2 Wellhead Protection Area, such that they may degrade or contribute to the degradation of ground water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	MP notes more than half of Town within Tier 2.



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 2H2c:</b>	Require that land uses that have a significant potential to result in major discharges of persistent organic or toxic pollutants to ground water or to the land surface (including but not limited to non-sanitary wastewater effluent and any major sources of potential discharges such as spills and leaks), such that they may degrade ground water quality within a designated Tier 3 Wellhead Protection Area, shall incorporate ongoing management of toxic chemical sources and prohibition of unregulated discharges, so that the potential for ground water contamination is minimized and the opportunity for discharge discovery and control is maximized.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Technical guidelines
<input type="checkbox"/>	<b>Policy 21-13:</b>	To develop educational materials to further the understanding of the importance of Wellhead Protection Areas to protect ground water supply.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HC develop
<input type="checkbox"/>	<b>Policy 21-14:</b>	To prepare design standards in order to encourage appropriate conservation-based design.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HC design
<input checked="" type="checkbox"/>	<b>Objective 2H4a:</b>	Require site specific and municipal stormwater management plans to address wellhead protection requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	site specific as part of development review
<input type="checkbox"/>	<b>Objective 2H4b:</b>	Encourage stormwater reuse for non-agricultural irrigation and other non-potable water purposes to minimize the volume of stormwater discharges (other than from clean sources) within a Tier 1 or Tier 2 Wellhead Protection Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	technical guidance
<input type="checkbox"/>	<b>Objective 2H4c:</b>	Develop technical guidelines and procedures for the identification of potable sources at risk and protection of Wellhead Protection Areas for public water supply wells in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2H4d:</b>	Develop technical guidelines and procedures for wellhead protection best management practices to protect ground water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 21-15:</b>	To require that conforming municipalities revise master plans and development regulations to address wellhead protection requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Technical assistance funding
<input type="checkbox"/>	<b>Objective 2H5a:</b>	Develop model master plan elements and land development regulations for Wellhead Protection Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2H5b:</b>	Restrict development activities that pose threats to the water quality of public water supply wells.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2H5c:</b>	Ensure that development activities and existing land use activities implement best management practices to protect the quality of ground water within Wellhead Protection Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2H5d:</b>	Amend Areawide WQMPs or WMPs for conforming municipalities and counties to ensure that any activity associated with the proposed service area will not adversely affect a Wellhead Protection Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<b>SUBPART D</b>	<b>SUSTAINABLE DEVELOPMENT AND WATER RESOURCES</b>						
		The Highlands RMP includes a variety of measures to ensure that future development is at densities necessary to remain within the carrying capacity of water resources for both quality and quantity, and to ensure that water supply and wastewater utility capacities are made available in ways that provide maximum regional benefit within the constraints of water availability and water quality protection, and are used in ways that provide cost-effective and efficient service. Highlands Act restrictions on the creation or extension of water supply and wastewater utility services in the Preservation Area are emphasized. Likewise, RMP restrictions are placed on such extensions into the Protection and Conservation Zones and the Environmentally-Constrained Sub-Zones of the Planning Area except where allowed through Highlands Act waivers or for cluster development that meets certain standards. Septic system densities for new development are provided, along with requirements for maintenance of all wastewater treatment systems.						
<input checked="" type="checkbox"/>	<b>GOAL 2I:</b>	<b>LIMITATION OF THE EXPANSION OF WATER AND WASTEWATER INFRASTRUCTURE IN THE PRESERVATION AREA.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP encourages protection of water resources





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 2I1:</b>	To prohibit the expansion or creation of public water supply systems, public wastewater collection and treatment systems and community on-site treatment facilities in the Preservation Area unless approved through a Highlands Applicability Determination (HAD) or a HPAA with waiver pursuant to N .J.A.C. 7:38 and Policy 7G1.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2I1a:</b>	Designated sewer service areas in the Preservation Area shall be restricted to the Existing Area Served as of August 10, 2004, except to serve development that is approved through a HAD or a HPAA with waiver pursuant to N.J.A.C. 7:38 and Policy 7G1.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2I1b:</b>	The expansion or creation of public water supply systems, public wastewater collection and treatment systems and community on-site treatment facilities in the Preservation Area as approved through a HPAA with waiver pursuant to N .J.A.C. 7:38 and Policy 7G1 shall maximize the protection of sensitive environmental resources including avoidance of Highlands Open Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas (ARAs), Steep Slopes, Prime Ground Water Recharge Areas, and Critical Habitat.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2I2:</b>	To identify through Plan Conformance and Highlands Redevelopment Area designation procedures those lands of the Preservation Area that may be appropriate for the extension or creation of public water supply systems, public wastewater collection and treatment systems and community on-site treatment facilities for redevelopment that would meet the waiver requirements of N.J.A.C. 7:38 and Policy 7G1.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Technical assistance



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>GOAL 2J:</b>	ALL EXISTING AND FUTURE DEVELOPMENT IN THE HIGHLANDS REGION THAT USE PUBLIC WATER SUPPLY SYSTEMS ARE SERVED BY ADEQUATE AND APPROPRIATE INFRASTRUCTURE.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2J1:</b>	To establish and maintain an inventory of Highlands Public Community Water System infrastructure, including developed parcels with current connections to existing utility service areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2J1a:</b>	The development and maintenance of an inventory of Existing Areas Served.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2J1b:</b>	The development and maintenance of an inventory of the service areas and capacity of Highlands Public Community Water Supply Systems, including a comprehensive data base of water utilities that are dependent on Current Deficit Areas or Existing Constrained Areas as a source of water, with estimates of the extent to which service area demands and water allocation permits may exceed available water.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2J1c:</b>	The development of an estimate of available water supply capacity for each Highlands Public Community Water Supply System.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2J1d:</b>	The identification of remaining available water supply system capacity to support regional growth opportunities within the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	COAH scarceresources order
<input type="checkbox"/>	<b>Policy 2.12:</b>	To ensure, through Plan Conformance and Highlands Project Review, that Highlands Public Community Water Systems conform with Policy 2B6.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 2J2a:</b>	Limit future water system demand and reduce existing demand where feasible by water systems that are dependent on Current Deficit Areas or Existing Constrained Areas as a source of water.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2J2b:</b>	Limit future water system demands to levels that will not create a Current Deficit Area where one does not currently exist.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2.13:</b>	To identify, through Plan Conformance, the RMP Water Resources Science Agenda and other means, areas of the Highlands Region with existing or imminent threats to public health and safety from contaminated domestic and other on-site water supplies that are of sufficient scale to potentially justify the extension or creation of a public water supply.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 2.14:</b>	To minimize, through Plan Conformance, local development review and Highlands Project Review, the creation or extension of public water supply systems within the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area, and to allow for the creation or extension of public water supply systems where appropriate within the ECZ.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Planning Area issue No creation or extension of public utilities in Protection, Conservation, or evt'l constrained sub zones.



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
☒	<i>Objective 2J4a:</i>	<p>Prohibit new, expanded, or extended public water systems within the Protection Zone, the Conservation Zone, and the Environmentally-Constrained Sub-zones of the Planning Area unless they are shown to be necessary for and are approved by the Highlands Council for one or more of the purposes listed below. For approvals regarding parts 1, 2, and 3, the project must maximize the protection of sensitive environmental resources such as Highlands Open Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of ARAs, Steep Slopes, Prime Ground Water Recharge Areas and Critical Habitat. For approvals regarding part 3, the project must avoid disturbance of Highlands Open Waters buffer areas, Riparian Areas, Steep Slopes and Critical Habitat, and must minimize disturbance of the forested portion of the Forest Resource Area, agricultural lands of ARAs, and Prime Ground Water Recharge Areas. The extension or creation of systems shall follow the requirements in Objective 2J4b (parts 2 and 3). The applicable purposes are:</p> <ol style="list-style-type: none"> <li>1. To address through a waiver under Policy 7G1 or 7G2 a documented existing or imminent threat to public health and safety from contaminated domestic and other on-site water supplies that is of sufficient scale to justify a public water supply and where no alternative is feasible that would sufficiently assure long-term protection of public health and safety. Such needs shall have highest priority for allocation of existing system capacity;</li> <li>2. To address development permitted through a Highlands Redevelopment Area or takings waiver under Policy 7G1 or 7G2; or</li> <li>3. To serve a cluster development that meets all requirements of Objective 2J4b.</li> </ol>	☒	☐	☐	☐	☒	<p>Planning Area issue</p> <p>Prohibition on extension of Water infrastructure into Protection, Conservation Zone, Env'tl constrained sub zones Unless: Threat to public health safety from contaminants, Redevelopment or "takings", and cluster development</p> <p>Proposed Protection Zone revisions in north east section of the municipality would be applicable.</p>



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
☒	<i>Objective 2J4b:</i>	<p>Clustered development served by public water supply within the Protection Zone, the Conservation Zone, and the Environmentally-Constrained Sub-zones of the Planning Area shall be approved only if the following conditions are met:</p> <ol style="list-style-type: none"> <li>1. The development impacts are otherwise consistent with the requirements of the RMP, including provisions for mandatory clustering in ARAs pursuant to Policy 3A5;</li> <li>2. Extension of an existing public water system will occur only where the cluster development is within or immediately adjacent to an Existing Area Served with available capacity;</li> <li>3. Creation of a new public water system will occur only where such development is not within or immediately adjacent to an Existing Area Served with available capacity;</li> <li>4. The clustered development preserves at least 80% of the cluster project area in perpetuity for environmental protection or agricultural purposes. To the maximum extent feasible the developed portion (e.g., not including wetlands, Highlands Open Waters buffers, and recreational lands) occupies no more than 10% of the cluster project area if served by a public or community on-site wastewater system; and</li> <li>5. Where the preserved land in the cluster project area is dedicated to agricultural purposes, the cluster development ordinance and an Agriculture Retention/Farmland Preservation Plan supports continued agricultural viability of the agricultural land and requires the implementation of best management practices, including development and implementation of a Farm Conservation Plan that addresses the protection of water and soil resources prepared by the USDA Natural Resources Conservation Service (NRCS), Technical Service Provider (TSP), appropriate agent or NJDA staff, and approved by the local Soil Conservation District (SCD).</li> </ol>	☒	☐	☒	☐	☐	<p>BMP's on agricultural preserved lands should be the SADC Agricultural Management Practices</p> <p>` To the max extent feasible, 10% development on clustered lands with onsite public or community wastewater</p>

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<input type="checkbox"/>	<i>Objective 2J4c:</i>	Allow the expansion or creation of public water systems within the ECZ of the Planning Area, other than the Environmentally-Constrained Sub-zone, to serve lands which are appropriate for designated TDR Receiving Zones, infill, or redevelopment, to meet needs and protection requirements equivalent to Objective 2J4a within the ECZ, or to serve new areas for development that meet all other requirements of the RMP. TDR Receiving Zones, affordable housing projects (where the affordable units exceed 10% of the total units), infill and redevelopment shall have higher priority for capacity than expansion of public water service areas within this Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<i>Objective 2J4d:</i>	All development within the Highlands Region, in areas that are not served by public water systems, shall be at a density that can be supported by on-site wells. Where cluster development in the Protection Zone, the Conservation Zone, and the Environmentally-Constrained Sub-zones of the Planning Area will be served by on-site wells, and the undeveloped land is preserved for agricultural purposes in perpetuity, the cluster development in combination with the Agriculture Retention/Farmland Preservation Plan required by Objective 2J4b shall provide for Best Management Practices that protect the on-site wells from contamination resulting from agricultural practices and shall include provisions to minimize or reduce net pollutant loadings from the total cluster project area including the preserved agricultural lands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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<input type="checkbox"/>	<b>Policy 2J5:</b>	To prohibit, through local development review and Highlands Project Review, new or increased water resource transfers between subwatersheds unless it is demonstrated that no other option exists to meet public health, safety and welfare objectives and where such transfers do not result in impairment of resources in the subwatershed from which water is proposed to be transferred.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2J6:</b>	To encourage water recycling/reuse measures, such as domestic and institutional gray water systems, where appropriate, to minimize water use in existing land uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NJDEP regulations for gray water systems? Incentives
<input type="checkbox"/>	<b>Policy 2J7:</b>	To require water resource management for all development in the Highlands Region, through local development review and Highlands Project Review.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water resource management?
<input type="checkbox"/>	<b>Objective 2J7a:</b>	Require the maximum feasible water conservation and recycling for any redevelopment or development activity, including renovations to existing single family residences and commercial/industrial buildings.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2J7b:</b>	Require consideration of and the cost-effective use of recycled or re-used water rather than potable public water for non-potable purposes such as fountains, and nonessential uses such as golf courses, certain recreational, commercial, or agricultural uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 2J7c:</b>	Require that new residential development served by public community water systems, be except where also served by septic systems, at a minimum density of 1/2 acre per dwelling unit for the developed part of the site (e.g., not including wetlands, Highlands Open Waters buffers, recreational space), to ensure cost-effective utility service.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Public community water systems 1/2 acre density minimum



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Objective 2J7d:</b>	Require that new non-residential development served by public water systems, except where also served by septic systems, be designed to target a floor area ratio (FAR) of 0.84 for the developed part of the site (e.g., not including wetlands, Highlands Open Waters buffers, recreational lands) to the maximum extent feasible, as a means to maximize parking and employment efficiency and compact development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	.84 FAR non residential  Ordinance revision necessary
<input type="checkbox"/>	<b>Policy 2J8:</b>	To ensure continued refinement and development of the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2J8a:</b>	Implement a coordinated program with the NJDEP to track ground water and surface water withdrawals and water allocations within the Highlands Region to maintain current estimates of net utility capacity and to fill critical missing data gaps.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2J8b:</b>	Coordinate with the NJDEP, water purveyors and water utilities to ensure that service areas and franchise areas are supplied by and consistent with sustainable yields from their designated sources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2J8c:</b>	Determine where water quality improvements are necessary or beneficial for the improvement of Net Water Availability or protection of existing drinking water supplies, develop watershed-based plans to achieve such improvements, and develop mechanisms to implement these plans.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 2K:</b>	ALL EXISTING AND FUTURE DEVELOPMENT IN THE HIGHLANDS REGION THAT USE PUBLIC WASTEWATER TREATMENT SYSTEMS ARE SERVED BY ADEQUATE AND APPROPRIATE INFRASTRUCTURE.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP supports proper infrastructure for wastewater treatment plant.





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 2K1:</b>	To establish and maintain an inventory of Highlands public wastewater management infrastructure, including developed parcels with current connections to existing utility service areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2K1a:</b>	The development and maintenance of an inventory of Existing Areas Served.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2K1b:</b>	The development and maintenance of an inventory of the service areas and capacity of Highlands Domestic Sewerage Facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2K1c:</b>	The development of an estimated Available Wastewater Treatment Capacity for each Highlands Domestic Sewer Facility.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2K1d:</b>	The identification of remaining available wastewater treatment capacity to support regional growth opportunities within the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2K2:</b>	To base projected demand for current needs, appropriate economic revitalization and opportunities for designated TDR Receiving Zones within Existing Areas Served on existing maximum three month demands plus an estimate of redevelopment needs based on either Highlands Council regional analyses or more detailed local analyses, to assess whether there is adequate treatment capacity to encourage redevelopment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2K3:</b>	To provide adequate, appropriate, efficient and cost-effective wastewater management to all development in the Highlands Region, through Plan Conformance, local development review, and Highlands Project Review.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 2K3a:</i>	Areawide WQMPs, including WMPs and project-specific amendments, shall be examined for consistency with requirements of this Plan. The Highlands Council shall prepare and transmit to NJDEP consistency determinations for these amendments prior to the NJDEP decision in accordance with N.J.A.C. 7:38-1.1 and N.J.A.C. 7:15.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<i>Objective 2K3b:</i>	Existing wastewater collection and treatments systems which are noncompliant with state water quality standards for wastewater treatment and effluent discharge shall be prohibited from collecting and treating additional wastewater until the treatment systems are fully compliant with State permit requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 2K3c:</i>	<p>Prohibit new, expanded, or extended public wastewater collection and treatment systems and community on-site treatment facilities within the Protection Zone, the Conservation Zone, and the Environmentally-Constrained Sub-zones of the Planning Area unless they are shown to be necessary for and are approved by the Highlands Council for one or more of the purposes listed below. For approvals regarding parts 1, 2, and 3, the project must maximize the protection of sensitive environmental resources such as Highlands Open Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of ARAs, Steep Slopes, Prime Ground Water Recharge Areas and Critical Habitat. For approvals regarding part 3, the project must avoid disturbance of Highlands Open Waters buffer areas, Riparian Areas, Steep Slopes and Critical Habitat, and must minimize disturbance of the forested portion of the Forest Resource Area, agricultural lands of ARAs, and Prime Ground Water Recharge Areas. The choice of extension or creation of systems shall follow the requirements in Objective 2K3d (2 and 3). The applicable purposes are:</p> <ol style="list-style-type: none"> <li>1. To address through a waiver under Policy 7G1 or 7G2 a documented existing or imminent threat to public health and safety from a pattern of failing septic systems (where the failing systems cannot reasonably be addressed through rehabilitation or replacement) or highly concentrated septic systems, where the threat is of sufficient scale to justify a public wastewater collection and treatment system or community on-site treatment facility and where no alternative is feasible that would sufficiently assure long-term protection of public health and safety. To address other issues of public health and safety, such needs shall have highest priority for allocation of existing system capacity;</li> <li>2. To address development permitted through a Highlands Redevelopment Area or takings waiver under Policy 7G1 or 7G2; or</li> <li>3. To serve a cluster development that meets all requirements of Objective 2K3d.</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning Area ISSUE

CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 2K3d:</i>	<p>Clustered development served by a public wastewater collection and treatment system or community on-site treatment facility within the Protection Zone, the Conservation Zone, and the Environmentally-Constrained Sub-zones of the Planning Area shall be approved only if the following conditions are met:</p> <ol style="list-style-type: none"> <li>1. The development impacts are otherwise consistent with the requirements of the RMP, including provisions for mandatory clustering in ARAs pursuant to Policy 3A5;</li> <li>2. Extension of an existing public wastewater collection and treatment system will occur only where the cluster development is within or immediately adjacent to an Existing Area Served with available capacity;</li> <li>3. Creation of a community on-site treatment facility will occur only where such development is not within or immediately adjacent to an Existing Area Served with available capacity, where the proposed system is designed, permitted, and constructed at a capacity limited to the needs of the clustered development, and where the system does not create the potential for future expansion into areas that are not the subject of cluster developments immediately adjacent to the initial cluster served;</li> <li>4. The cluster development preserves at least 80% of the cluster project area in perpetuity for environmental protection or agriculture purposes. To the maximum extent feasible the developed portion of the project area (e.g., not including wetlands, Highlands Open Waters buffers, and recreational lands) occupies no more than 10% of the cluster project area if served by a public or community on-site wastewater system; and</li> </ol>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
	<i>Objective 2K3d: (Continued)</i>	5. Where the preserved land in the cluster project area is dedicated to agricultural purposes, the cluster development ordinance and an Agriculture Retention/Farmland Preservation Plan supports continued agricultural viability of the agricultural land and requires the implementation of best management practices, including development and implementation of a Farm Conservation Plan that addresses the protection of water and soil resources prepared by the USDA NRCS, TSP, appropriate agent or NJDA staff, and approved by the local SCD.						
<input type="checkbox"/>	<i>Objective 2K3e:</i>	Allow the expansion or creation of wastewater collection systems within the ECZ of the Planning Area, other than the Environmentally-Constrained Sub-zone, to serve lands which are appropriate for designated TDR Receiving Zones, infill or redevelopment, to meet needs and protection requirements equivalent to those provided at Objective 2K3c within the ECZ, or to serve new areas for development that meet all other requirements of the RMP. The highest priority for allocation of excess or additional wastewater treatment capacity is to areas where there are clusters of failed septic systems that are located within or adjacent to Existing Areas Served. TDR Receiving Areas, where designated, affordable housing projects (where the affordable units exceed 10% of the total units), infill and redevelopment shall have higher priority for capacity than other developments requiring expansion of sewer service areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 2K3f</b>	All development within the Highlands Region, in areas which are not served by public wastewater collection and treatment system or community on-site treatment facility, shall be at a density that can be supported by septic systems under Goal 2L. Where cluster development in the Protection Zone, the Conservation Zone, and the Environmentally- Constrained Sub-Zones of the Planning Area shall be served by on-site wells, and the undeveloped land is preserved for agricultural purposes in perpetuity, the cluster development and the Agriculture Retention/Farmland Preservation Plan required by Objective 2K3d in combination shall include provisions for best management practices that protect the on-site wells from contamination resulting from agricultural practices and shall include provisions to minimize or reduce net pollutant loadings from the total cluster project area including the preserved agricultural lands.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Technical assistance in standard development
<input type="checkbox"/>	<b>Policy 2K4:</b>	To ensure the efficiency and cost-effectiveness of public wastewater collection and treatment systems, through Plan Conformance, local development review, and Highlands Project Review.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2K4a:</b>	Require that new residential development served by public wastewater collection and treatment systems be at a minimum density of 1/2 acre per dwelling unit for the developed part of the site (e.g., not including wetlands, Highlands Open Waters buffers, and recreational space) to ensure cost-effective utility service.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1/2 acre per unit minimum density



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 2K4b:</i>	Require that new non-residential development served by public wastewater collection and treatment systems be designed to target a floor area ratio (FAR) of 0.84 for the developed part of the site (e.g., not including wetlands, Highlands Open Waters buffers, recreational space) to the maximum extent feasible, as a means to maximize parking and employment efficiency and compact development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All types of non residential
<input type="checkbox"/>	<i>Objective 2K4c:</i>	Require the use of recycled or re-used water wherever possible including aesthetic purposes and non-potable purposes such as fountains, golf courses, and other recreational, commercial or agricultural uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DEP and County Health Dept standards?
<input type="checkbox"/>	<b>GOAL 2L:</b>	<b>ENSURE THAT ON-SITE WASTEWATER SYSTEM DISCHARGES DO NOT EXCEED THE NATURAL CAPACITY OF GROUND WATER TO ATTENUATE LOADINGS, EXACERBATE EXISTING NITRATE IMPAIRMENT, OR CONTRIBUTE TO POTENTIAL NITRATE IMPAIRMENT FOR SUBWATERSHEDS OF THE HIGHLANDS REGION.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<i>Policy 2L1:</i>	To use nitrate concentrations in ground water as an indicator of water quality, and to use nitrate dilution modeling as the primary method for assessing the carrying capacity of lands for development that relies on septic systems for wastewater treatment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Models
<input type="checkbox"/>	<i>Objective 2L1a:</i>	Determine background median concentrations of nitrate in ground water by HUC 14 subwatershed.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Highlands Data?
<input type="checkbox"/>	<i>Objective 2L1b:</i>	Identify the factors affecting the suitability of densities for development that relies on septic systems for wastewater treatment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 2L1c:</b>	Develop appropriate protection measures to minimize contamination of ground water from septic systems.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2L1d:</b>	Develop drought ground water recharge estimates by HUC14 subwatershed for use in the NJDEP nitrate dilution model.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2L2:</b>	To use the median background nitrate concentrations in ground water in the Highlands Region as a basis for establishing on-site wastewater treatment densities through Plan Conformance, local development review, and Highlands Project Review.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2L2a:</b>	Use the median concentrations of nitrate in ground water for Planning Area HUC 14 subwatersheds where the Protection Zone is predominant as the nitrate target for new development reliant on septic systems within the Protection Zone. The median is 0.72 mg/L.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning Area issue state level 2mg/L Provide a modeling tool to determine lot yield
<input type="checkbox"/>	<b>Objective 2L2b:</b>	Use the median concentrations of nitrate in ground water for Planning Area HUC14 subwatersheds where the Conservation Zone is predominant as the nitrate target for new development reliant on septic systems within the Conservation Zone. The median is 1.87 mg/L.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2L2c:</b>	Use the NJDEP Highlands Preservation Area rules and nitrate thresholds for the Preservation Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2L2d:</b>	Use a nitrate target of 2 mg/L for the Existing Community Zone within Planning Area, on a project-by-project basis, where new development will rely on septic systems.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	





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<input type="checkbox"/>	<b>Objective 2L2e:</b>	New residential development using septic systems where clustering or conservation design techniques are employed shall have a gross density (for all parcels involved in the development proposal) based on the nitrate dilution target appropriate for the Land Use Capability Zone, but with the density for the developed portion of the site based on a nitrate dilution target not to exceed 10 mg/L or any more stringent requirement as required by N .J.A.C. 7:15.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2L2f:</b>	Carrying capacity shall be documented through the Land Use Capability Septic System Yield Map as the number of allowable septic systems per Conservation and Protection Zone for each HUC 14 subwatershed, taking into account the nitrate target, the HUC 14 subwatershed drought ground water recharge, and the acreage that is privately owned, undeveloped or underdeveloped, and not preserved.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Technical assistance required
<input type="checkbox"/>	<b>Objective 2L2g:</b>	New residential development utilizing septic systems shall be designed in a manner that ensures that the untreated well water meets the State drinking water quality standards and that minimizes the risk of well contamination due to the flow of septic system plumes within or between developed lots, addressing general ground water flow patterns, major fracture systems and other appropriate geological, geophysical, and hydrogeological issues.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2L3:</b>	To prepare and maintain an inventory of areas where existing ground water or surface water quality is impaired to such a degree that any increase in nitrate concentration would have an adverse impact on water quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 2L4:</b>	To establish methods for restoration of ground water quality for subwatersheds where existing ground water is impaired on a subwatershed by subwatershed basis.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2L5:</b>	To establish minimum standards for the placement, design, monitoring and maintenance of septic systems necessary to protect, restore, and enhance ground water quality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning area issue
<input type="checkbox"/>	<b>GOAL 2M:</b>	<b>REFINEMENT AND IMPROVEMENT OF THE GROUND WATER RESOURCE MANAGEMENT ELEMENT.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP encourages protection of water resources
<input type="checkbox"/>	<b>Policy 2M1:</b>	To monitor and assess nitrate-related impacts and other pollutants enumerated in the Private Well Testing Act to water resources within the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2M1a:</b>	To monitor well water and surface water for nitrate concentrations, as funding is available, to evaluate background nitrate changes on a HUC 14 subwatershed basis and to track new sources of nitrates from Highlands development projects on a site specific basis.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 2M2:</b>	To develop appropriate and innovative resource management programs to protect, restore, and enhance subwatersheds where existing ground water quality is impaired.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 2M2a:</b>	Identify innovative technologies that may be appropriate for the design, installation, and maintenance of on-site wastewater treatment systems to minimize impairment to ground water or surface water quality due to elevated nitrate concentrations and other pollutant loads from septic systems provided the systems meet the minimum standards of N .J.A.C 7:9A.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
	<b>PART 3</b>	Agricultural Resources						
		<p>Agriculture is a vital component of the Highlands Region's culture, landscape and economy. It provides important economic benefits to the Highlands Region in the form of agricultural production and agri-tourism, provides a local food source to area residents using less energy than would be required to import produce from other regions, and helps maintain the Highland's rural character. Agriculture is also an industry in which the land is the primary instrument of production. Therefore it is imperative to retain the land base and preserve contiguous areas of agriculture to sustain and enhance agricultural resources and the agricultural industry. The major Goals, Policies, and Objectives for Agricultural Resources seek to meet two essential objectives of the Highlands Act; the preservation of agricultural land and the viability of the agricultural industry. The New Jersey Legislature declared that the agricultural lands in active production in the Highlands Region are important resources</p> <p>of the State that should be preserved, and that the agricultural industry in the Highlands Region is a vital component of the economy, welfare, and culture of the Garden State. The Legislature also declared that the maintenance of agricultural production and a positive agricultural business climate should be encouraged to the maximum extent possible whenever appropriate in the Highlands Region. The Goals, Policies, and Objectives below lay the foundation to carry out these objectives, and to provide incentives and funding opportunities, to not only preserve agriculture, but to encourage best management practices (BMPs) that enhance the resources of the Highlands Region. As stewards of the land, many farmers already implement BMPs, and the Goals, Policies, and Objectives seek to reward these individuals with incentives and cost-share opportunities.</p>						
<input type="checkbox"/>	<b>GOAL 3A:</b>	<b>PROTECTION AND ENHANCEMENT OF AGRICULTURAL RESOURCES AND THE AGRICULTURAL INDUSTRY IN THE HIGHLANDS REGION.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3A1:</b>	To create and maintain an inventory of preserved farms, farmland assessed lands, other lands in agricultural use, and undeveloped vacant lands which contain soils which are highly suitable for agricultural use in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3A2:</b>	To consider Prime, Statewide Importance, Unique, and Locally Important soils as Important Farmland Soils which are critical agricultural resources of the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3A3:</b>	To delineate Agricultural Resource Areas in the Highlands Region as those areas of contiguous and the most concentrated agricultural uses, using Important Farmland Soils as a critical factor.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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<input type="checkbox"/>	<b>Policy 3A4:</b>	To promote farmland preservation and limit non-agricultural uses within the ARAs and accord priority to the preservation of agricultural lands within Agricultural Priority Areas, through fee simple acquisition, easement acquisition, TDR, and other agricultural land conservation techniques.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 3A4a:</b>	Create and maintain a confidential inventory of agricultural lands in the ARAs, in coordination with the New Jersey Department of Agriculture (NJDA) and the SADC, to prioritize the preservation of farmland.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 3A4b:</b>	Implement through Plan Conformance Agriculture Retention/Farmland Preservation Plan elements and development regulations promoting preservation in the ARAs and limiting non-agricultural uses within the ARA to those uses that support the preservation of farmland, avoid conflicts with agriculture, maintain and enhance the sustainability and continued viability of the agricultural industry, protect important farmland soils, and meet resource management and protection requirements of the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 3AS:</b>	Where it is not feasible to preserve agricultural lands within the ARA by such methods as fee simple acquisition, easement acquisition, or a TDR Program, require mandatory clustering through Municipal Plan Conformance, local development review and Highlands Project Review for residential development in an ARA. Cluster development within the Planning Area that incorporates public or community on-site wastewater utilities shall meet the requirements of Policy 2J4 with Objectives 2J4a through 2J4d, and Policy 2K3 with Objectives 2K3a through 2K3e, and within the Preservation Area shall meet the requirements of Policy 2I1 and Objectives 2I1a and 2I1b, and where reliant on septic systems shall meet the requirements of Objective 6I1a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 3A5a:</b>	Implement regulations requiring that cluster or conservation design development proposed within an ARA support the preservation of farmland, avoid conflicts with agriculture, maintain and enhance the sustainability and continued viability of the agricultural industry, protect Important Farmland Soils, and meet resource management and protection requirements of the RMP	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 3A5b:</b>	Implement regulations requiring that all cluster or conservation design development proposed in an ARA be buffered appropriately with existing natural resources, such as hedgerows or trees, or with new buffers to avoid conflicts between non-agricultural development and agricultural activities, and to protect existing agricultural uses and sensitive environmental resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 3A5c:</b>	Implement regulations requiring that all land preserved in perpetuity for environmental protection or agricultural purposes as a result of clustering be subject to a conservation easement enforceable by the Highlands Council and at least one of the following: the appropriate municipality, for agricultural purposes the CADB or the SADC and for environmental purposes Green Acres or a qualified land trust non-profit organization.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 3A5d:</b>	Where the preserved land in the cluster project area is dedicated to agricultural purposes, the cluster development ordinance and an Agriculture Retention/Farmland Preservation Plan supports continued agricultural viability of the agricultural land and requires the implementation of best management practices, including development and implementation of a Farm Conservation Plan that addresses the protection of water and soil resources prepared by the USDA NRCS, TSP, appropriate agent or NJDA staff, and approved by the local SCD.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3A6:</b>	To permit through local development review and Highlands Project Review limited development, including family and farm labor housing in ARAs which are necessary to support the viability of the agricultural operation, in coordination with the NJDA and the SADC, and subject to compliance with the resource management and protection requirements of the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 3A6a:</b>	Implement regulations allowing for construction of ancillary structures and family and farm labor housing that is necessary to support the viability of the agricultural operation, upon a demonstration that the proposed development is consistent with the resource management and protection requirements of the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 3A7:</b>	To implement programs which encourage owners and operators of farmland with woodlots within Agricultural Resource Areas to prepare and implement approved Forest Management Plans that conform to the resource management and protection requirements of the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 3A7a:</b>	Coordinate with the NJDEP State Forester and conservation experts to provide guidance for the development of Forest Management Plans that improve the maintenance of ecosystem and water resource values of the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3A8:</b>	To serve as a regional clearinghouse for information regarding agriculture preservation and stewardship funding and programs, protection and enhancement of the agricultural industry, and technical assistance for public and private organizations in order to maximize agriculture preservation efforts in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 3A8a:</b>	Encourage coordinated activities of appropriate federal, State, county, municipal, and non-profit representatives for agriculture preservation and stewardship funding and programs, and technical assistance in order to maximize agriculture preservation efforts in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 3A8b:</b>	Coordinate with the State Historic Preservation Office (SHPO) and the SADC to include historic structures in tax incentive and adaptive reuse funding programs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 313:</b>	<b>PROTECTION AND ENHANCEMENT OF AGRICULTURAL SUSTAINABILITY AND VIABILITY OF THE AGRICULTURAL INDUSTRY WITHIN THE HIGHLANDS REGION.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 3131:</b>	To encourage private and public owners of lands within an ARA to lease open lands to farmers and/or to manage open space lands in a manner which is compatible with adjoining agricultural uses.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3132:</b>	To promote research and study, and support proposals to enhance the long-term viability of the agricultural industry in the Highlands Region through innovative programs including, but not limited to, health care, banking practices, housing, food distribution, education, energy, and labor.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3133:</b>	To seek additional funding from any and all state and federal funding programs to maintain and enhance sustainability and continued viability of the agricultural industry within the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3134:</b>	To support incentives and funding opportunities for the control of invasive species, white-tailed deer reduction programs, and the water value of well-managed agricultural lands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3135:</b>	To promote and enhance innovative agricultural practices and programs that promote long-term viability of the agricultural industry including, but not limited to, direct marketing, organic farming, agri-tourism such as farmers markets and road side stands, niche markets, and community supported agriculture.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 3C:</b>	<b>MINIMIZE CONSTRUCTION OF NON-AGRICULTURAL DEVELOPMENT-INDUCING WATER AND WASTEWATER INFRASTRUCTURE IN AGRICULTURAL RESOURCE AREAS.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 3C1:</b>	To prohibit through Plan Conformance, local development review and Highlands Project Review the development of additional water and wastewater infrastructure in a ARA within the Conservation and Protection Zones of the Planning Area, unless they meet the requirements of Policy 2J4 with Objectives 2J4a through 2J4d, and Policy 2K3 with Objectives 2K3a through 2K3e, and will maximize the preservation of agricultural lands within the ARA.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 3D:</b>	<b>PROTECTION AND ENHANCEMENT OF SURFACE AND GROUND WATER QUALITY AND NATURAL RESOURCES IN THE HIGHLANDS REGION AND AGRICULTURAL RESOURCE AREAS.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3D1:</b>	To work with the SAD C and the GSPT to establish incentives for any landowner in the Highlands Region seeking to preserve land under the farmland preservation program that would be provided in exchange for the landowner agreeing to permanently restrict the amount of impervious surface and agricultural impervious cover on the farm to a maximum of 5% of the total land area of the Farm Management Unit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3D2:</b>	To require any agricultural or horticultural development in the Preservation Area and the Planning Area which involves new agricultural impervious cover, since enactment of the Highlands Act, to the total land area of a Farm Management Unit (either individually or cumulatively) of greater than 3% but less than 9%, to develop and implement a Farm Conservation Plan prepared by the USDA NRCS, TSP, appropriate agent, or NJDA staff, and approved by the local SCD.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 3133:</b>	To require any agricultural or horticultural development in the Preservation Area and the Planning Area which involves new agricultural impervious cover, since enactment of the Highlands Act, to the total land area of a Farm Management Unit (either individually or cumulatively) of 9% or greater to develop and implement a Resource Management System Plan prepared by the USDA NRCS, TSP, appropriate agent, or NJDA staff, and approved by the local SCD.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3134:</b>	To promote the use of appropriate alternative and innovative wastewater treatment systems to provide enhanced protection of surface and ground water quality in ARAs of the Conservation Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3135:</b>	To promote efforts to increase the use of USDA NRCS and Farm Service Agency cost-share programs, Integrated Pest Management, and Integrated Crop Management programs and other innovative management techniques, in coordination with the NJDA and Rutgers Cooperative Extension, that reduce pesticide and fertilizer use and promote Best Management Practices in conjunction with agricultural activities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3136:</b>	To identify subwatersheds with elevated nitrate levels and develop and implement management plans to enhance water quality in these subwatersheds while maintaining and enhancing agricultural viability.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 3E:</b>	CONFORMING MUNICIPALITIES AND COUNTIES INCLUDE AGRICULTURE RETENTION/FARMLAND PRESERVATION PLAN ELEMENTS IN THEIR MASTER PLANS AND DEVELOPMENT REGULATIONS.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 3E1:</b>	To prepare technical guidelines for the preparation of an Agriculture Retention/Farmland Preservation Plan (AR/FPP) element for inclusion in municipal and county master plans and development regulations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3E2:</b>	To require conforming municipalities and counties to include an AR/FPP element consistent with the RMP in municipal and county master plans and development regulations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3E3:</b>	To require conforming municipalities and counties, with farmland preservation programs or a significant agricultural land base, to incorporate Right to Farm provisions, in accordance with N .J.S.A. 4:1 C-1 et seq. and N .J.A.C. 2:76-2, in their master plans and development regulations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 3E4:</b>	To address agricultural or horticultural development and agricultural or horticultural use through Plan Conformance in accordance with the Right to Farm Act, N .J.S.A. 4:1 C-1, and in coordination with the NJDA, the SAD C, and the CADB.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 3E4a:</b>	To cooperatively develop, in coordination with the SADC, specific Agricultural Management Practices that address air and water quality control, noise control, pesticide control, fertilizer application, integrated pest management, labor practices, and other related activities consistent with the resource management and protection requirements of the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 3E4b:</b>	To develop municipal and county development regulations through Plan Conformance that are consistent with the Right to Farm Act and necessary to address agricultural practices that pose a direct threat to public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
	<b>PART 4</b>	Historic, cultural, Archaeological, and Scenic Resources						
		The Highlands Region contains important historic, cultural, archaeological, and scenic resources and the Highlands Act includes goals for their protection. These resources provide the public with an understanding of how the land and the people of the Highlands Region have changed over time. They are also important for fostering an appreciation for the events that contributed to the development of the towns, villages, and cities of the Highlands Region. Historic resources include buildings, structures, districts, areas or sites which are significant to the history or culture of a place or time and connect communities with their pasts. Cultural resources include sites, artifacts, or materials which relate to the people and how they live or lived. Cultural resources also reflect the way in which a community currently lives and the values which are important to it. Scenic resources are sites, landscapes and vistas that are remarkable or distinctive because of geology, topography, vegetation, history, culture ,or use of land. In the Highlands Region, topography forming ridgelines and mountainsides, panoramic views, streams and rivers, forests, agricultural landscapes, and leafy suburbs are important scenic resources. The Highlands Council has assembled a Historic and Cultural Resource Inventory and a Scenic Resources Inventory.						
<input type="checkbox"/>	<b>GOAL 4A:</b>	<b>pRoTEcTIoN AND pRESERVATIoN oF THE HISToRiC, cuLTuRAL AND ARcHAEoLoGicAL RESouRcES oF THE HIGHLANDS REGIoN.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP has Hist. Presv. Element. LU goal to preserve hist. character.
<input type="checkbox"/>	<b>Policy 4A1:</b>	To maintain and periodically update the Highlands Region Historic and Cultural Resources Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 4A1a:</b>	Encourage municipalities and counties to include a historic, cultural, and archaeological survey(s) as part of the Historic Preservation Plan element of their master plans.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP has Hist. Presv. Element. Many properties on State and National Register. MP goal to adopt an historic distirct ordinance.
<input type="checkbox"/>	<b>Policy 4A2:</b>	To provide a process whereby resources may be nominated, considered, and included in the Highlands Historic and Cultural Resources Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 4A2a:</b>	Evaluate the cultural and historic significance of the concentration of abandoned mines within the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 4A2b:</b>	Consider the inclusion of cultural sites of regional significance due to their importance in the history of the region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 4A3:</b>	To ensure through local development review, where a municipality has adopted an historic preservation ordinance under Policy 4C2, that human development does not adversely affect the character or value of resources which are listed on the Highlands Historic and Cultural Resource Inventory to the maximum extent practicable.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 4A3a:</b>	All development and redevelopment applications shall include submission of a report identifying potential historic, cultural and/or archaeological resources on the subject property or immediately adjacent properties.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Checklist item
<input checked="" type="checkbox"/>	<b>Objective 4A3b:</b>	Historic, cultural, and/or archaeological resources identified through the development review process shall be evaluated for inclusion in the Highlands Region Historic and Cultural Resources Inventory and local surveys, as appropriate.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Timing within the development approval process?
<input type="checkbox"/>	<b>Policy 4A4:</b>	To require that the impact of proposed human development on the historic and cultural resources of the Highlands Region be addressed during local development review and Highlands Project Review and approval.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 4A4a:</b>	All applications for site plan or subdivision approval shall include identification of any cultural, historic, or archaeological resources in the Highlands Region which are listed on the Highlands Historic and Cultural Resource Inventory and may be affected by the proposed development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 4A4b:</b>	Where a municipality has adopted an historic preservation ordinance under Policy 4C2, all development which affects identified cultural, historic sites/districts, or archaeological resources shall comply with minimum standards for the preservation of the affected resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 4A5:</b>	To use the US Secretary of the Interior's Standards for the Treatment of Historic Properties as guidance for municipal historic and cultural preservation review and include, at a minimum, the preservation and re-use of historic structures.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 4A6:</b>	To coordinate the Highlands Council's activities with regard to the historic sites/districts and cultural resources with the New Jersey Historic Trust and the SHPO.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 4A7:</b>	To promote historic and cultural heritage tourism in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 4A8:</b>	To encourage municipalities and counties to establish an advisory historic preservation body to review and make recommendations on applications for development or municipal permits which affect historic, cultural, and archaeological resources listed on the Highlands Historic and Cultural Resources Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 4A9:</b>	To advocate on the federal and state levels for grants and financial incentives to aid landowners in the preservation and maintenance of historic, cultural, and archaeological resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>GOAL 4B:</b>	<b>PROTECTION AND ENHANCEMENT OF THE SCENIC RESOURCES WITHIN THE HIGHLANDS REGION.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP emphasizes preservation of arch./hist. character; discourages billboards.



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 4B1:</b>	To maintain and periodically update the Highlands Scenic Resources Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 4B1a:</b>	Encourage municipalities, or groups of municipalities and/or counties, to conduct a scenic inventory(ies) to identify locally and regionally significant scenic resources, and involve local residents.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide funding support Scenic America
<input type="checkbox"/>	<b>Policy 4B2:</b>	To provide a process whereby regionally significant resources may be nominated, considered and included in the Highlands Scenic Resources Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 4B3:</b>	To ensure that human development does not adversely affect the character or value of resources which are listed on the Highlands Scenic Resources Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 4B4:</b>	To establish minimum standards to ensure that Highlands Scenic Resources are not impaired by new human development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 4B5:</b>	To require that the impact of proposed human development on the scenic resources of the Highlands Region be addressed during local development review and Highlands Project Review and approval.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide guidelines and funding to develop standrds
<input type="checkbox"/>	<b>Objective 4B5a:</b>	All development applications shall include identification of any scenic resources in the Highlands Region that are listed on the Highlands Scenic Resources Inventory and may be affected by the proposed development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Checklist revision
<input checked="" type="checkbox"/>	<b>Objective 4B5b:</b>	All development which affects identified scenic resources shall comply with minimum standards for the preservation of the affected resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Minimum standards incorporation into MP ZO funding.



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 4B5c:</b>	Any proposed action that requires federal permits, involves federal grants, or involves other federal actions that may impact the resource values of the Musconetcong National Scenic and Recreational River and the Lower Delaware National Scenic and Recreational River, pursuant to section 10(a) of the National Wild and Scenic Rivers Act, shall require review by the National Park Service, National Wild and Scenic Rivers Program.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 4136:</b>	To advocate on the federal and state levels for grants and financial incentives to aid landowners in the maintenance and protection of scenic resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>GOAL 4C:</b>	coNFoRMING MuNiciPALITIES AND couNTIES INcLUDE MINIMuM STANDARDS FoR HISToRiC, cuLTuRAL, ARcHAEoLoGicAL, AND ScENic pRoTEcTiON IN MuNiciPAL AND couNTY MASTER pLANS AND LAND DEVELopMENT REGuLATIoNS.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Outline such minimum standards
<input checked="" type="checkbox"/>	<b>Policy 4CIL:</b>	To require that conforming municipalities and counties include a Historic, Cultural, and Scenic Resource Protection Element in municipal and county master plans and development regulations and update the Historic and Cultural Resources Inventory through local development reviews.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Funding\$
<input checked="" type="checkbox"/>	<b>Policy 4C2:</b>	To encourage that conforming municipalities and counties adopt a local historic preservation ordinance with minimum standards for the protection and enhancement of historic, cultural, and archaeological resources listed in the Highlands Historic and Cultural Resources Inventory in their development regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Funding. Clinton has completed a Historic Preservation Plan. Will model ordinance incorporate local concerns.





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 4C3:</b>	To require that conforming municipalities and counties include minimum standards for the protection and enhancement of scenic resources listed in the Highlands Scenic Resources Inventory in their development regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide minimum sandards and funding for ordinance revision



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
	<b>PART 5</b>	Transportation						
		The Highlands Regional transportation system is a complex network of roads, highways, railways, and bridges which support various modes of travel, including private automobile, buses, truck, passenger and freight rail, airport, bicycle, and walking. There are four major commuter rail lines with 24 stations on these lines which are located within the Highlands Region as well as seven regional airport facilities. The Region is served by four interstate highways, eight state roads, and many county and local roads. In general, most of the highways and roads within the Highlands Region operate at or above design capacity. There is limited intra-regional bus service except for extensive commuter service which is provided by NJ Transit and by private operators, particularly in Morris County and along the Route 78 and 80 corridors. The seven regional airport facilities within the Region vary in size and aircraft capacity. The Highlands Act (Section 11) requires that the Regional Master Plan (RMP) address the preservation and enhancement of the transportation system and the promotion of a balanced, efficient transportation system that is consistent with resource protection needs and smart growth strategies. The Highlands Act (Section 10c(10)) Planning Area goal requires that the transportation component preserve the mobility of the transportation network, maintain the transportation infrastructure of the Region and recognize projects that promote a sound and balanced transportation system consistent with smart growth principles. The RMP policies support the requirements of the Act and recognize the need to evaluate transportation projects that may result in unintended growth due to increased motorized vehicle roadways.						
<input checked="" type="checkbox"/>	<b>GOAL 5A:</b>	<b>pRoVISIoN oF SAFE AND EFFICIENT MoBILITY WITHIN THE HIGHLANDS, AND BETWEEN THE HIGHLANDS AND DESTINATIoNS ouTSIDE oF THE REGIoN.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP goal: balanced, efficient circulation system.
<input type="checkbox"/>	<b>Policy 5A1L:</b>	To ensure that the Highlands transportation system provides safe and efficient intra-regional and inter-regional mobility and that critical safety road improvements use design and engineering controls to minimize induced demand and maximize resource protection.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 5A2:</b>	To ensure that the Highlands transportation system affords the Highlands private economic sector, including agriculture, cost-effective transportation for raw materials, products, and employees.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 5A2a:</b>	Encourage the movement of goods from the roadway network to the freight rail network wherever possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 5A2b:</b>	Evaluate opportunities to increase freight service through the reactivation of abandoned freight lines.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 5A2c:</b>	Ensure sustainability of regional airport facilities and appropriately include the role of general aviation in meeting regional transportation planning needs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 5A3:</b>	To improve public safety through implementation of traffic calming measures in areas with high pedestrian activity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	funding for implementation of pedestrian planning and traffic calming measures
<input checked="" type="checkbox"/>	<b>Policy 5A4:</b>	To provide for safe and efficient pedestrian connections including features such as sidewalks, proper lighting, signage, shelters, and green street initiatives consistent with the NJDOT's Pedestrian Safety Initiative.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Implementation funding source for streetscape improvements. Main Street streetscape study and plan completed.
<input type="checkbox"/>	<b>Policy 5A5:</b>	To promote safe routes for children to travel to and from school in support of the NJDOT's Safe Routes to School Program.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>GOAL 5B:</b>	MAINTENANCE OF A SAFE AND EFFECTIVE LEVEL OF SERVICE ON THE EXISTING HIGHLANDS ROAD SYSTEM WITHOUT THE USE OF CAPACITY IMPROVEMENTS THAT COULD TRIGGER ADDITIONAL DEVELOPMENT IN AREAS THAT ARE NOT APPROPRIATE FOR "GROWTH INDUCING" LAND USES.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP goal: balanced, efficient circulation system. Note need for alternative route around the Town when I-78 is closed or backed-up.
<input type="checkbox"/>	<b>Policy 5B1:</b>	To promote more efficient use of existing road capacity by appropriate means, including but not limited to increased bus, van, jitney, and car pool ridership.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 5B2:</b>	To require through Plan Conformance and Highlands Project Review an evaluation of potential growth inducing effects such as substantial new land use, new residents, or new employment that could occur as a result of road improvements for increased motorized vehicle traffic capacity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 5B3:</b>	To prohibit through Plan Conformance and Highlands Project Review road improvements in the Highlands Region in areas for which a Growth Inducing Study, conducted in consultation with agencies including but not limited to the NJDOT, demonstrates that proposed improvements do not support the RMP resource protection and smart growth policies and are likely to be growth-inducing for lands with limited or no capacity to support human development without a significant adverse impact on the Highlands ecosystem.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 5C:</b>	<b>TRANSPORTATION IMPROVEMENTS WITHIN THE HIGHLANDS REGION THAT ARE CONSISTENT WITH THE HIGHLANDS REGIONAL MASTER PLAN.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 5C1:</b>	To ensure, to the extent practicable, that proposed transportation improvements which are not consistent with the RMP be modified to be consistent or be re-evaluated in the context of state and regional planning goals.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 5C2:</b>	To coordinate with NJDOT, NJ Transit, NJTPA, counties and municipalities with regard to transportation planning and strategies within both the Highlands Region and the larger 13-county metropolitan planning region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 5C2a:</b>	Highlands Region transportation site development activities will reflect RMP resource protection, development, and redevelopment goals.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 5C3:</b>	To limit road improvements through local development review and Highlands Project Review where roads are constrained by topography, forested lands, or the community character of land uses fronting on the road.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does a municipality have to have a cultural inventory to establish community character?
<input type="checkbox"/>	<b>Policy 5C4:</b>	To support economic development by ensuring that transportation planning and improvements support regional development, redevelopment, and tourism opportunities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 5C4a:</b>	Increase tourism opportunities through innovative multi-modal transportation measures and accessible transit schedules.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 5C4b:</b>	Support regional tourism economy through enhanced street furnishings, directional signage, and Highlands Region tourism information.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will there be a standard developed for signage, tourist attractions? Clinton Streetscape plan completed, need for implementation funding.
<input type="checkbox"/>	<b>Objective 5C4c:</b>	Support regional tourism through the recognition and protection of scenic resource view sheds along scenic byways and road corridors.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 5C5:</b>	To recognize and support the unique needs of the agricultural industry to move farm vehicles and goods along transportation corridors, and establish safe travel routes for farmers and agri-tourism in order to ensure the safety and viability of farming as an occupation in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 5C6:</b>	To require conforming municipalities to adopt a Circulation Plan Element that coordinates with the land use plan and demonstrates consistency with the RMP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Funding for updated circ plan element



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy SC7:</b>	To require conforming counties to adopt a transportation plan that supports local and regional land use planning that promotes connectivity, shared service opportunities, long-term transportation network needs and demonstrates consistency with the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Funding for transportation plan.
<input type="checkbox"/>	<b>Policy SC8:</b>	To evaluate the existing and proposed Residential Site Improvement Standards (RSIS) in the context of the RMP and develop recommendations for amendments that would minimize detrimental environmental impacts resulting from new residential developments while maximizing utility efficiency in a manner that addresses community and landscape character.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>GOAL SD:</b>	A MULTI-MODAL TRANSPORTATION SYSTEM WHICH FACILITATES THE MOVEMENT OF PEOPLE AND GOODS WITHIN AND THROUGH THE HIGHLANDS REGION WITHOUT ADVERSELY AFFECTING ECOSYSTEM INTEGRITY AND COMMUNITY CHARACTER.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP supports mass transit along Route 78
<input type="checkbox"/>	<b>Policy SD1:</b>	To promote the use of mass transit and other alternative modes of transportation within the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 5D1a:</b>	Increase the performance of the public and private bus carrier systems within the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 5D1b:</b>	Increase overall transit ridership and the use of multi-modal transportation systems for peak hour travel.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 5D1c:</b>	Increase employer initiated transit opportunities in the Highlands Region such as shuttle bus service, van, jitney and car pool service, and innovative car sharing rental options.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy SD2:</b>	To promote transit improvements within the Highlands Region which primarily support intra-regional mobility.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy SD3:</b>	To promote priority for transportation improvements which primarily improve intra-regional mobility.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy SD4:</b>	To promote transit improvements that will increase capacity for inter-regional mobility.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy SDS:</b>	To encourage and promote recreation and tourism through appropriate transportation measures, accessible transit schedules, and enhanced street furnishings and information and directional signage.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 5E:</b>	MINIMIZATION OF TRAVEL DEMAND AND VEHICLE MILES OF TRAVEL.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 5E1:</b>	To promote land use patterns that support a balance of jobs to housing as a means of reducing average trip lengths.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 5E1a:</b>	Development and redevelopment which provides housing and jobs in close proximity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 5E1b:</b>	Development and redevelopment in close proximity to rail stations and along bus routes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 5E2:</b>	To promote municipal and county master plans and development regulations which facilitate the development of mixed land uses in locations that result in reduced average trip lengths, increase community and regional connectivity and support existing development patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 5E3:</b>	To promote land use patterns which facilitate use of alternative modes of transportation including walking and the use of bicycles.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 5E4:</b>	To promote shared parking programs in support of mixed use development and redevelopment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 5E4a:</b>	Circulation plan elements that include, where appropriate, a municipal and county evaluation of shared parking opportunities to support transit, commuter, commercial and mixed-use neighborhoods through a comprehensive parking study.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$\$\$ for circ element and parking study
	<b>PART 6</b>	Future Land Use						
		The Highlands RMP establishes a framework for future land use which guides development away from environmentally sensitive lands and agricultural lands. This framework also promotes compact development and redevelopment in or adjacent to existing developed areas where adequate public facilities are available to serve new growth and development, provided that such development and redevelopment is compatible with existing land uses and community character. The Goals, Policies and Objectives for Future Land Use address the basis for Land Use Capability Zones and Sub-Zones, methods for modifying RMP data layers and maps through RMP Updates, applicable standards for Plan Adjustments, local build out analyses, and general guidelines for new land uses in the Zones and Sub-Zones.						
	<b>SuBpART A</b>	LAND uSE cApABILITY ZoNES						





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
		<p>The LUCM Series provides the basis for defining the six zones of the Highlands Region, which are found in both the Preservation and Planning Areas. These six zones include three major zones (the Protection Zone, the Conservation Zone, and the Existing Community Zone) and three sub-zones (the Lake Community Zone, and the Environmentally-Constrained Sub-Zone within both the Conservation Zone, and the Existing Community Zone). These Zones and Sub-Zones are then related to a series of additional information layers, using both tabular results and maps, to help define the land use capability of the various parts of the Highlands Region. Details on the delineation of the Land Use Capability Zones are provided within the Land Use Capability Zone Map Technical Report. The Protection Zone include lands within the Highlands Region which contain the highest quality resource value lands, which are essential to maintaining and enhancing water quality and quantity and preserving ecological function. The Protection Zone includes regionally significant lands that serve to protect environmentally sensitive resources of the Highlands Region.</p> <p>The Conservation Zone includes lands of significant agricultural importance and associated natural resource lands that are adjacent to, or in common ownership with, land used for agricultural purposes. Development potential in the Conservation Zone is limited in location and intensity because of agricultural and natural resource protection requirements and infrastructure constraints.</p> <p>The Existing Community Zone includes those areas characterized by existing development with comparatively fewer natural resource constraints than the Protection and Conservation Zones; they often are currently or more easily served with public infrastructure. The Existing Community Zone includes previously developed lands of regional significance in size, geography and infrastructure that may include areas of opportunity for future growth and development, including development and redevelopment which may involve the use of Highlands Development Credits (HDC), provided that such growth and development are consistent and compatible with existing community character, natural resource constraints and is desired by the municipality.</p>						
<input checked="" type="checkbox"/>	<b>GOAL 6A:</b>	<b>USE THE HIGHLANDS LAND USE CAPABILITY MAP SERIES AS A FRAMEWORK FOR DETERMINING THE CHARACTER, LOCATION, AND MAGNITUDE OF NEW GROWTH AND DEVELOPMENT IN THE HIGHLANDS REGION.</b>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clinton proposes to amend the LUCM to include the South Branch in Protection zone.
<input type="checkbox"/>	<b>Policy 6A1:</b>	To use the LUCM Series as a geographic framework for land use planning and management within the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6A1a:</b>	A Highlands LUCM Series based on the most current, relevant and available data.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 6A2:</b>	To develop a program for RMP Updates for all substantive components of the RMP based upon the receipt of new, corrected or updated factual information and verification by the Highlands Council, when and where necessary to improve the accuracy of the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	RMP update to follow for protection of the South Branch lands.



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 6A2a:</b>	The facilitation and coordination of the exchange of factual information for the purpose of updating municipal and county planning elements and the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6A2b:</b>	An ongoing update process to accept factual updates, verify the information and use it, when and where necessary, to improve the accuracy of the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6A2c:</b>	A centralized repository for verified and approved factual updates which can be administered locally and shared regionally.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 613:</b>	<b>PRESERVATION OF THE LAND AND WATER RESOURCES AND ECOLOGICAL FUNCTION OF HIGHLANDS AREAS IN THE PROTECTION ZONE.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP supports preservation of natural resources
<input type="checkbox"/>	<b>Policy 6131:</b>	To preserve high quality land and water resources and ecological function within the Protection Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6B1a:</b>	The Protection Zone of the Highlands Land Use Capability Zone Map shall include regionally significant environmental resources to the maximum extent feasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 6132:</b>	To limit use and development of land in Protection Zone through appropriate policies regarding resource protection, septic system densities, water supply and wastewater utilities and water availability.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning Area issue
<input type="checkbox"/>	<b>Policy 6133:</b>	To give the highest land acquisition priority to non-preserved, undeveloped lands within the Protection Zone in the Preservation Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 6134:</b>	To define a Sub-Zone of the Land Use Capability Zone Map that reflect areas managed by the United States Fish and Wildlife Service as part of the National Wildlife Refuge System and Wildlife Management Area System administered by the NJDEP Division of Fish & Wildlife's Bureau of Land Management.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 6C:</b>	LIMITATION OF DEVELOPMENT IN THE PROTECTION ZONE TO DEVELOPMENT AND REDEVELOPMENT WHICH DOES NOT ADVERSELY AFFECT THE NATURAL RESOURCES OF THE HIGHLANDS REGION ECOSYSTEM.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP supports preservation of natural resources
<input type="checkbox"/>	<b>Policy 6C1:</b>	To limit new human development in the Protection Zone to redevelopment, exempt activities, and environmentally-compatible low density new land uses, in accordance with RMP resource protection needs and water quality and quantity capacity constraints and to ensure that the impacts of development using exemptions under the Highlands Act (see Policy 7F 1) are considered in regional protection measures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning Area issue
<input checked="" type="checkbox"/>	<b>Objective 6C1a:</b>	Centers in the Protection Zone, potentially including clustered development, shall be at densities appropriate to the Zone, the community character, the State Development and Redevelopment Plan, and the use of septic systems or community wastewater systems.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 6C2:</b>	To ensure through Plan Conformance, local development review and Highlands Project Review that any future development or redevelopment which does occur in a Protection Zone is subject to standards and criteria which protect the land and water resources of the Protection Zone from any potential adverse impact to the maximum extent possible.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 6C3:</b>	To encourage owners of lands which are eligible for exemptions under the Highlands Act (see Policy 7F 1) to voluntarily offer their land for acquisition, participate in the TDR program, or use cluster or conservation design development in cooperation with other exempt landowners, and comply with standards and criteria which protect the land and water resources of the Highlands Region from any adverse impacts.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6C4:</b>	To establish voluntary programs whereby owners of land who are eligible for exemptions under the Highlands Act (see Policy 7F 1) have an incentive to develop or use such exemptions in a manner which limits or mitigates any potential adverse impacts on the land and water resources of the Protection Zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Program guidance, incentives for land owners?
<input type="checkbox"/>	<b>GOAL 6D:</b>	PROTECTION AND ENHANCEMENT OF AGRICULTURAL USES AND PRESERVATION OF ASSOCIATED LAND AND WATER RESOURCES IN HIGHLANDS AREAS IN THE CONSERVATION ZONE.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6131:</b>	To protect existing agricultural uses in the Conservation Zone from incompatible development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6D1a:</b>	The Conservation Zone of the Land Use Capability Zone Map shall include regionally significant agricultural lands within the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6132:</b>	To promote the expansion of sustainable and economically viable agricultural activities in the Conservation Zone where not constrained by existing environmentally sensitive resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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<input type="checkbox"/>	<b>Policy 6133:</b>	To limit through Plan Conformance, local development review and Highlands Project Review the use and development of lands within the Conservation Zone to agriculture use and development, including ancillary and support uses, redevelopment of existing developed areas, and environmentally-compatible low density land uses that are to the maximum extent possible achieved in compact development patterns, to be designed and developed in a manner which is compatible with the long term use of adjacent land for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6D3a:</b>	Identification of major environmentally sensitive areas within the Conservation Zone as environmentally constrained sub-zones, and preparation and implementation of standards ensuring that development capacity is directed away from such areas to the maximum extent feasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6D3b:</b>	Centers in the Conservation Zone, potentially including clustered development, shall be at densities appropriate to the Zone, the community character, the State Development and Redevelopment Plan, and the use of septic systems or community wastewater systems.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 6E:</b>	<b>INCORPORATION OF REGIONAL DEVELOPMENT PATTERNS AND RELATED ENVIRONMENTALLY SENSITIVE AREAS WITHIN EXISTING COMMUNITY ZONES.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6E1:</b>	To promote the location of sustainable and economically viable development activities in the Existing Community Zone where not constrained by existing environmentally sensitive resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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<input type="checkbox"/>	<b>Objective 6E1a:</b>	The Existing Community Zone in the Highlands Land Use Capability Zone Map shall include existing previously developed areas of regional significance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6E2:</b>	To define sub-zones of the Land Use Capability Zone Map that reflect resource management needs specific to environmentally-sensitive lands and lake communities within the Existing Community Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6E2a:</b>	Identification of major environmentally sensitive areas within the Existing Community Zone as environmentally constrained sub-zones, and preparation and implementation of standards ensuring that development capacity is directed away from such areas to the maximum extent feasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6E2b:</b>	Identification of developed lake communities within the Existing Community Zone as Lake Community Sub-Zones, and preparation and implementation of standards ensuring management of land uses within the Sub-Zones for protection and restoration of lake quality, ecosystems and community character to the maximum extent feasible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>GOAL 6F:</b>	<b>SUPPORT OF COMPACT DEVELOPMENT, MIXED USE DEVELOPMENT AND REDEVELOPMENT AND MAXIMIZATION OF WATER, WASTEWATER AND TRANSIT INFRASTRUCTURE INVESTMENTS FOR FUTURE USE OF LAND AND DEVELOPMENT WITHIN THE EXISTING COMMUNITY ZONE.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6F1:</b>	To promote compatible development and redevelopment within the ECZ.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 6F2:</b>	To promote the restoration and redevelopment of brownfields, particularly those located in or adjacent to transportation corridors or transit stations. In cases where redevelopment is not appropriate, encourage "brownfield to greenfield" approaches.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6F3:</b>	To ensure that development activities within the ECZ are subject to standards and criteria which ensure that development and redevelopment incorporate smart growth principles and do not adversely affect natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6F4:</b>	To ensure that development and redevelopment within the ECZ are served by adequate public facilities including water supply, wastewater treatment, transportation, educational and community facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6FS:</b>	To ensure that development and redevelopment in the ECZ are compatible with existing community character.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6F6:</b>	To encourage new population growth, where desired by the municipality, and development in the ECZ is in the form of center based and mixed use development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 6F6a:</b>	Center based development initiatives shall be planned within the Existing Community Zone at densities appropriate to the Zone, the community character, the State Development and Redevelopment Plan. Densities of five dwelling units and above are encouraged, and are required in areas designated as voluntary TDR Receiving Zones where TDR benefits are sought under the Highlands Act.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5+ du per acre encouraged in ECZ and required in TDR receiving zones.



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 6F7:</b>	To encourage redevelopment in the Existing Community Zone as a means to relieve development pressure from more environmentally sensitive areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<b>SUBPART B</b>	RMP UPDATES, MAP ADJUSTMENTS, AND LOCAL BUILD OUT ANALYSES						
		The Regional Master Plan (RMP) Update process is provided for making factual improvement to the RMP, whether regarding mapped or other information that affects land use capability. The Map Adjustment process allows for limited changes to the Land Use Capability Zone Map based on local planning factors; compliance with the protection standards of the RMP must be ensured and no net loss of resources or resource values may occur, among other limitations. During the Plan Conformance process, a municipality will complete a local build out analysis, using the Highlands Build Out Model with local information. In addition, general policies are provided in this section for the Zones and Sub-Zones, which are supplemented in the following sections.						
<input type="checkbox"/>	<b>GOAL 6G:</b>	<b>CONTINUALLY UPDATE AND IMPROVE THE HIGHLANDS LAND USE CAPABILITY MAP SERIES.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6G1:</b>	To develop a program for RMP Updates for all substantive components of the RMP, based upon the receipt of new, corrected or updated factual information and verification by the Highlands Council, when and where necessary to improve the accuracy of the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 6G2:</b>	To develop a program allowing for petitions by municipalities and counties (with accompanying municipal support by resolution) for a Map Adjustments to the Land Use Capability Zone Map in the Highlands Region.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clinton is proposing a change to include the South Branch to the Protection Area
<input type="checkbox"/>	<b>Objective 6G2a:</b>	A Council review process to assess local initiatives where Map Adjustments may be approved to the Land Use Capability Zone Map's designations of Protection and Conservation Zones or the Environmentally-Constrained Sub-Zones.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 6G2b:</i>	<p>Map Adjustments proposed to change Protection and Conservation Zones or the Environmentally-Constrained Sub-Zones may be approved by the Highlands Council where it finds that the petition does not result in deleterious impacts to the affected or adjacent Land Use Capability Zones or to RMP policies and objectives applicable to adjacent or nearby lands, and the petitioner demonstrates that the proposed adjustment:</p> <ol style="list-style-type: none"> <li>1. Complies with the intent and purposes of the Highlands Act and the RMP and demonstrates that Highlands resource protection and smart growth planning principles have been addressed;</li> <li>2. Will result in no net loss of Highlands resources or resource values (including but not limited to water availability, water quality, Critical Habitat, and agriculture) within the Region or as appropriate, within any HUC 14 subwatershed, such that on the whole, the results equal or exceed the resource protections provided by the RMP;</li> <li>3. Will under no circumstance result in the allocation of water or wastewater capacity in excess of that available in any HUC 14 subwatershed; and</li> <li>4. Cannot appropriately or adequately be addressed via other options, such as: <input type="checkbox"/> Waivers under The Highlands Act; Exemptions from the Highlands Act; and <input type="checkbox"/> RMP Updates Program.</li> </ol> <p>Where a Map Adjustment creates opportunity for an increase in density, such density must be offset by an equivalent reduction in density elsewhere in the Region, or alternatively, by use of HDCs.</p> <p>Where a petition seeks the creation or extension of an ECZ, it must demonstrate that the area in question can accommodate ECZ-appropriate development. The Council will look most favorably upon ECZ petitions that create a meaningful opportunity to provide affordable housing; improve the balance of housing and employment; and promote the use of alternative modes of transportation, such as transit, by for example, a location proximate to Highlands Baseline Transportation and Transit features.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 6G2c:</b>	Map adjustments that will change an Existing Community Zone to another Land Use Capability Zone or Sub-Zone may be approved by the Highlands Council where it finds that the affected area 1. Is not currently developed at a density and scale that prevents the area from providing the agricultural or environmental protection benefits of the Conservation or Protection Zones, or the Environmentally-Constrained Sub-Zones; 2. Is not currently served by public wastewater infrastructure; 3. Includes ecological or agricultural attributes that are associated with the Conservation or Protection Zones; and 4. Does not include a designated Redevelopment Site or TDR Receiving Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6G3:</b>	To require conforming counties and municipalities to review the parcel based Developed Land Inventory, and identify additional developed properties appropriate for the inventory, and track development activities in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In process
<input type="checkbox"/>	<b>Policy 6G4:</b>	To evaluate land use capability and support planning for development, redevelopment and infill that meets RMP policies and objectives.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6G4a:</b>	Provide a Highlands Build Out Model that evaluates RMP policies, supports State, regional and local requirements, and provides a consistent framework for water supply, wastewater, transportation and affordable housing planning and the SDRP Plan Endorsement process.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6G4b:</b>	Counties shall, through Plan Conformance, use the Highlands Build Out Model or its equivalent to prepare a utilities plan element of the County Master Plan that evaluates available development capacity based on lands, resources, and utilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 6G4c:</b>	Municipalities shall, through Plan Conformance, use the Highlands Build Out Model to develop a local build out analysis that incorporates RMP policies and objectives to evaluate land use capability and capacity planning.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Build out model release date?
	<b>SUBPART C</b>	REGIONAL GUIDANCE FOR DEVELOPMENT AND REDEVELOPMENT						
		The RMP emphasizes that new development should protect environmentally sensitive and agricultural lands, be located in areas with existing development wherever feasible, and be designed in ways that make efficient use of land while creating sustainable communities. This section provides general policies that address these issues.						
<input type="checkbox"/>	<b>GOAL 6H:</b>	<b>GUIDE DEVELOPMENT AWAY FROM ENVIRONMENTALLY SENSITIVE AND AGRICULTURAL LANDS AND PROMOTE DEVELOPMENT AND REDEVELOPMENT IN OR ADJACENT TO EXISTING DEVELOPED LANDS.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6H1:</b>	To protect, restore, or enhance sensitive environmental resources of the Highlands Region, including but not limited to Forests, Critical Habitat, Highlands Open Waters and their buffers, Riparian Areas, Steep Slopes, Prime Ground Water Recharge Areas, Wellhead Protection Areas, and ARAs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6H1a:</b>	Identification of lands within the Highlands Region which contain sensitive environmental resources of the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6H1b:</b>	Prevent the extension or creation of water and wastewater utility services in the Protection Zone, Conservation Zone, and Environmentally Constrained Sub-Zones of the Planning Area, unless they meet the requirements of Policy 2J4 with Objectives 2J4a through 2J4d, and Policy 2K3 with Objectives 2K3a through 2K3e, and will maximize the protection of agricultural and environmentally sensitive resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 6H1c:</b>	Encourage the protection, restoration and enhancement of Environmentally-Constrained Sub-Zones of the Conservation and Existing Community Zones of the Planning Area through measures that may include but are not limited to: fee simple and easement acquisition (see Policy 1H2 and Policy 3A5); designation as TDR Sending Zones (see Policy 7B4); incentives for development and implementation of Forest Stewardship Plans (see Policy 1B1) and Resource Management System Plans (see Policy 3A8) for forestry and agricultural operations, respectively; restoration of Highlands Open Waters buffers (see Objective 1D4i); and restoration of Critical Habitat (see Policy 1F3).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$ for planning
<input type="checkbox"/>	<b>Objective 6H1d:</b>	Cluster and conservation design development plans and regulations shall consider existing community character, incorporate smart growth design principles, and require Low Impact Development including but not limited to: locating development adjacent to existing infrastructure such as water, wastewater, transportation, and public facilities to limit the degree of new impervious surface, and permitting smaller residential lots in order to incorporate community open space and existing natural resources into the design.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 61-12:</b>	To protect and promote agriculture by protecting and enhancing lands within the Highlands Region currently or capable of being used for agricultural purposes and ensuring that lands associated with or adjacent to agricultural lands are not developed in a manner that conflicts with the ongoing agricultural uses. <b>Objective 6H2a:</b> Identification of Agricultural Resource Areas within the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 61-13:</b>	To require conforming municipalities and counties to include site development programs, such as clustering, to preserve land in perpetuity for environmental protection or agricultural purposes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 61-14:</b>	To promote compatible growth opportunities that include in-fill development, adaptive re-use, redevelopment, and brownfields redevelopment in existing developed areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6H4a:</b>	Identification of existing developed areas within the Highlands Region using the Developed Lands Analysis.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6H4b:</b>	Identification of brownfields, grayfields and underutilized properties that have potential for redevelopment that is compatible with resource protection and smart growth principles.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 61-15:</b>	To promote land uses which create a sense of place with attractive, walkable neighborhoods that support community connectivity of developed lands and community facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6H5a:</b>	Communities of place with a mix of uses which promote multi-purpose trips, through proximity of neighborhood retail, commercial, and entertainment uses to residential land uses that create communities that are largely self-sufficient regarding daily needs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6H5b:</b>	Communities of place with a pattern of development which promotes the use of transit, walking, and biking.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 61-16:</b>	To integrate public parks and green spaces into development and redevelopment projects and ensure restoration of impaired natural resources to the extent required by law, at a minimum, and where feasible to a greater extent to maximize long term value of the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 61-17:</b>	Provisions and standards relating to regional growth activities which increase the intensity of development shall be discretionary for conforming municipalities and counties.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 61-18:</b>	Regional growth, where accepted through local planning and regulations, should identify opportunities to maximize land use intensity while protecting natural features and community character.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6H8a:</b>	Development and redevelopment initiatives shall encourage the use of HDC as a means to enhance the existing or adjacent community while protecting local and regional natural resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 6H8b:</b>	Preparation and implementation of standards ensuring that development protects environmentally sensitive resources in all Land Use Capability Zones and Sub-Zones.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	\$\$\$ funding to develop standards
<input checked="" type="checkbox"/>	<b>Policy 61-19:</b>	To incorporate smart growth principles and green building design and technology in development and redevelopment initiatives.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$\$ for green ordinance development
<input checked="" type="checkbox"/>	<b>GOAL 6:</b>	CONFORMING MUNICIPALITIES AND COUNTIES INCORPORATE REGIONAL AND LOCAL LAND AND WATER RESOURCE PLANNING AND MANAGEMENT PROGRAMS IN THEIR MASTER PLANS AND DEVELOPMENT REGULATIONS.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Resource Planning and Management program parameters? Funding for development.



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 6I1:</b>	To require that conforming municipalities and counties include land and water resource planning and management programs in their master plans and development regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 6I1a:</b>	Adopt municipal and county master plans and land development regulations that require that cluster developments preserve in perpetuity for environmental protection or agricultural purposes at least 80% of the cluster project area. To the maximum extent feasible the developed portion (i.e., not including wetlands, Highlands Open Waters buffers, and recreational lands) occupies no more than 10% of the cluster project area if served by a public or community on-site wastewater system.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6I1b:</b>	Municipal and county master plans and development regulations which require appropriate and potable water, wastewater disposal, and transportation facilities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 6I2:</b>	To encourage conforming municipalities and counties to include voluntary programs with incentives for the development or use of Highlands Act exemptions (see Policy 7F1) in a manner which limits or mitigates any potential adverse impacts on the land and water resources of the Protection Zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Planning Area issue guidance on programs/incentives?
<input type="checkbox"/>	<b>Policy 6I3:</b>	To require conforming municipalities and counties to incorporate land and water resource planning and management programs for the Conservation Zone which protect natural resources from the adverse impacts and support agricultural sustainability.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 6/3a:</i>	Municipal and county master plans and development regulations that ensure that new non-agricultural development is compatible with the long term vitality of agriculture in the Conservation Zone.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
	<b>SUBPART D</b>	REDEVELOPMENT						
		<p>Redevelopment is a planning tool that converts underutilized areas, brownfields, and grayfields into new land uses through structure replacement, infill, and adaptive reuse approaches. Redevelopment will help to meet the Region’s growth needs by optimizing the efficient use of previously settled areas with existing communities and available infrastructure, thus conserving natural resources. Brownfields and grayfields are two types of sites which commonly possess characteristics worthy of investigating for purposes of redevelopment. The definition of a brownfield is, “any former or current commercial or industrial site that is currently vacant or underutilized and on which there has been or there is suspected to have been, a discharge of a contaminant.” Grayfields are sites usually containing industrial or commercial facilities exhibiting signs of abandonment or underutilization in areas with existing infrastructure, but without evidence or expectation of contamination. As a concept, these sites are termed “Highlands Redevelopment Areas.” In the Preservation Area, Highlands Redevelopment Areas are limited to redevelopment sites and brownfield sites as designated by the Highlands Council, which are then eligible for waivers from the NJDEP. In the Planning Area, Highlands Redevelopment Areas include redevelopment sites and brownfield sites using the Preservation Area definition, but may in addition include grayfields and underutilized areas, depending on the Land Use Capability Zone of the area. Infill is permissible in any of the Highlands Redevelopment Areas as long as the area meets the designation requirements. Highlands Redevelopment Areas may be designated for the entire property, a portion of the property, or for collections of contiguous parcels in part or in whole.</p>						
<input type="checkbox"/>	<b>GOAL 6J:</b>	<p>ACCOMMODATION OF REGIONAL GROWTH AND DEVELOPMENT NEEDS THROUGH THE REUSE AND REDEVELOPMENT OF PREVIOUSLY DEVELOPED AREAS, INCLUDING BROWNFIELDS, GRAYFIELDS, AND UNDERUTILIZED SITES.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6.11:</b>	<p>To encourage Preservation Area redevelopment of sites with 70% or greater impervious surfaces or a brownfield in areas designated by the Highlands Council as Highlands Redevelopment Areas in accordance with N .J.A.C 7:38-6.6 and 6.7.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 6.12:</b>	To encourage redevelopment in the ECZ in the Planning Area of brownfields, grayfields, and other previously developed areas that have adequate water, wastewater, transportation capacity, and are appropriate for increased land use intensity or conversion to greenfields, as approved through Plan Conformance or the Highlands Redevelopment Area Designation process.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Can municipalities participate in the designation process?
<input type="checkbox"/>	<b>Policy 6.13:</b>	To encourage redevelopment in the Conservation and Protection Zones in the Planning Area of brownfields and grayfields that have adequate water, wastewater, transportation capacity, and are appropriate for increased land use intensity or conversion to greenfields, as approved through Plan Conformance or the Highlands Redevelopment Area Designation process.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 6K:</b>	CONCENTRATE RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT, REDEVELOPMENT, AND ECONOMIC GROWTH IN EXISTING DEVELOPED AREAS IN LOCATIONS WITH LIMITED ENVIRONMENTAL CONSTRAINTS, ACCESS TO EXISTING UTILITY, AND TRANSPORTATION INFRASTRUCTURE.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6K1:</b>	To promote redevelopment of brownfields, grayfields, and other previously developed areas in a manner consistent with the goals and requirements of the Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6K1a:</b>	Establish interagency teams as necessary to support and expedite redevelopment and development activities that conform to the Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 6K1b:</b>	Encourage and support the use of planning and financing tools that are available through state agencies and programs for appropriate redevelopment.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 6L:</b>	<b>CONFORMING MUNICIPALITIES AND COUNTIES CONSIDER DEVELOPMENT, REDEVELOPMENT AND BROWNFIELDS OPPORTUNITIES IN THEIR MASTER PLANS.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Funding needed
<input type="checkbox"/>	<b>Policy 6L1:</b>	To require that conforming municipalities identify any development, redevelopment, and brownfield opportunities in the local land use plan element of their master plans, as appropriate.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	funding for new MP, site identification, ordinances Once these are id'd will HC have jurisdiction?
<input type="checkbox"/>	<b>Objective 6L1a:</b>	Municipal review of the Redevelopment and Infill Analysis Tool.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tool?
<input type="checkbox"/>	<b>Policy 6L2:</b>	To require that conforming municipalities amend development regulations and zoning to enable project implementation of local redevelopment initiatives that are identified under Policy 6L1 and locally endorsed through Plan Conformance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$\$ to amend regulations
<input type="checkbox"/>	<b>Objective 6L2a:</b>	Municipal review of local redevelopment projects consistent with RMP smart growth and Low Impact Development policies and objectives.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6L3:</b>	To require that conforming municipalities identify existing and planned community facilities and encourage shared service opportunities as part of the local Community Facility Plan element.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 6M:</b>	<b>PROTECTION AND ENHANCEMENT OF HIGHLANDS RESOURCES THROUGH THE REMEDIATION OF CONTAMINATED SITES IN REGION.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6M1:</b>	Encourage and support the restoration and redevelopment or open space use of contaminated areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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<input type="checkbox"/>	<i>Objective 6M1a:</i>	Coordinate with the NJDEP on Highlands Brownfield designations and in support of a mechanism that facilitates remedial activities within the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<i>Objective 6M1b:</i>	Evaluate mechanisms for remedial activities that apply resource protection, enhancement, and restoration approaches that allow for a minimal redevelopment footprint, encourage "brownfields to greenfields" approaches, and include green energy and building concepts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<i>Objective 6M1c:</i>	Any restoration of contaminated sites shall be conducted in accordance with the criteria required by the NJDEP's Technical Requirements for Site Remediation (N .J.A.C. 7:26E).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<i>Objective 6M1d:</i>	As needed to ensure resource protection, prepare enhanced remediation standards for application in the Highlands Region through the NJDEP's Technical Requirements for Site Remediation (N.J.A.C. 7:26E).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<b>SUBPART E</b>	SMART GROWTH						



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
		<p>Smart growth is an approach to resource planning and management where growth and development are concentrated and organized around “centers” with compact, walk-able, bicycle-friendly land use patterns, typically including mixed-use development with a range of housing choices. It generally reflects value for long-range, regional considerations of sustainability over short-term economic benefits. Smart growth promotes land use patterns with a sense of community and place, multi-modal and alternative modes of transportation, a balance of employment and housing, and an equitable distribution of the costs and benefits of development. It also includes the preservation and enhancement of natural and cultural resources. Finally, as an efficient and less automobile dependent pattern and form of growth, it reduces energy use, which in turn improves air quality and reduces carbon dioxide emissions linked to global warming.</p> <p>Low Impact Development is an element of smart growth that achieves improved protection of environmental resources. It is an environmentally sensitive approach to land use planning that uses a variety of landscape and design techniques to manage development activities to mitigate potential adverse impacts on the natural environment. Low Impact Development encompasses a broad array of development and management techniques and can be implemented in resource management practices, stormwater management methods, and low impact “green” construction activities. Low Impact Development for resource management is applied as Best Management Practices and is geared toward protection and conservation of the resources. Low Impact Development for stormwater management is aimed at capturing rainfall onsite, filtering it through vegetation and allowing it to recharge ground water. Low Impact Development treats stormwater as a resource. Low Impact Development for site design includes stormwater management techniques as well as other measures designed to reduce site disturbance, limit impervious coverage and utilize the natural features of a site to guide site development. Similar Low Impact Development techniques may be applied for each of these purposes with the overall goal of minimizing adverse impacts of the activity.</p>						
<input type="checkbox"/>	<b>GOAL 6N:</b>	<b>USE OF SMART GROWTH PRINCIPLES, INCLUDING LOW IMPACT DEVELOPMENT, TO GUIDE DEVELOPMENT AND REDEVELOPMENT IN THE HIGHLANDS REGION.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MP supports smart growth and green building design.
<input type="checkbox"/>	<b>Policy 6N1:</b>	To establish smart growth programs and Low Impact Development principles for use within the Highlands Region to guide and control development and redevelopment throughout the Highlands Region.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6N1a:</b>	Conservation development standards which protect natural resources, environmentally sensitive areas, open space and agricultural lands, and enhance community character.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Objective 6N1b:</b>	Implement flexible site development review programs that allow for adjustments such as reduction of minimum setbacks, modification of uniform road frontage requirements, increase in maximum permitted height or allowing non-contiguous clustering of development entitlements where necessary to mitigate or eliminate adverse impacts on Highlands natural resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide model form based ordinances and funding to design in municipality  Will HC override local jurisdiction?
<input type="checkbox"/>	<b>Objective 6N1c:</b>	Development standards which recognize that portions of a parcel proposed for development which are not developable may be considered for the purpose of satisfying on-site passive open space requirements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6N1d:</b>	Minimum requirements for water conservation measures in site layout and structures, including but not limited to water efficient landscaping (including use of native and drought-tolerant plant species), rain collection systems, use of gray water, and water- efficient landscape irrigation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 6N1e:</b>	Minimum requirements for use of micro-climate conditions to maximize solar gain for winter heating and minimize solar gain during high temperature summer conditions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 6N1f:</b>	Minimum requirements for re-use and recycling of building materials when development involves demolition.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 6N1g:</b>	Minimum requirements that all development include energy efficient features in site layouts and all structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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<input type="checkbox"/>	<b>Objective 6N1h:</b>	Design roadway improvements to have minimum impacts on Highlands resources by assessing alternative designs regarding drainage, impervious cover, native vegetation, and other "green street" considerations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6N2:</b>	To require municipalities and counties to adopt stormwater management Low Impact Development standards to preserve or mimic the natural hydrologic features and characteristics of the land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	funding to develop
<input type="checkbox"/>	<b>Objective 6N2a:</b>	Implementation of on-site stormwater management features that maintain, restore and enhance the pre-existing natural drainage patterns of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Funding to develop standards
<input type="checkbox"/>	<b>Objective 6N2b:</b>	Limitations on the amount of impervious cover allowed on a site as a means to protect and increase stormwater infiltration and reduce stormwater runoff.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6N2c:</b>	Minimum requirements for site-specific hydrologic studies during local development review and Highlands Project Review which identify the velocity, volume and pattern of water flow into, through, and off of the parcel proposed for development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6N2d:</b>	Minimum requirements that stormwater management systems employ a "design with nature" approach.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6N2e:</b>	Minimum requirements for use of grass channels, dry swales, wet swales, infiltration basins, bio-swales and water gardens, green roofs, and other low impact approaches to attenuate and control stormwater and provide multiple environmental benefits.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 6N3:</b>	To require through Plan Conformance that municipalities and counties adopt Low Impact Development practices to minimize land disturbance during construction activities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Define Low Impact Development Practices, provide model
<input type="checkbox"/>	<b>Objective 6N3a:</b>	Local development review programs which require a site specific analysis of environmental features and constraints of the property proposed for development as a basis for determining compliance with sustainable design requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide sustainable design requirements and funding to develop into standards for site plan review.
<input type="checkbox"/>	<b>Objective 6N3b:</b>	Limitation of site disturbance, clearing and grading to the minimum necessary to make reasonable use of the designated building envelope for the development parcel.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6N3c:</b>	Reduce impacts of construction activities by controlling soil erosion, sedimentation traveling to water bodies, and airborne dust.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is this in excess of soil erosion and sedimentation control reg's? If so please provide standards
<input type="checkbox"/>	<b>Policy 6N4:</b>	To require through Plan Conformance that municipalities and counties adopt Low Impact Development Best Management Practices where disturbance of Highlands resources is proposed, including but not limited to Steep Slopes, forest resources, Critical Habitat, Highlands Open Waters and Riparian Areas, and Prime Ground Water Recharge Areas.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide model and funding to adopt standards
<input type="checkbox"/>	<b>Objective 6N4a:</b>	Identification of Highlands resources as an early step in site planning in order to avoid disturbance, in conformance with the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$\$ to revise submission checklists and fees
<input type="checkbox"/>	<b>Objective 6N4b:</b>	Avoid or minimize the net loss of Highlands resources through site design so that the allowable development to the maximum extent practical is located on portions of the project site that lack Highlands resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	





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<input type="checkbox"/>	<b>Objective 6N4c:</b>	Maintain the quality and value of Highlands resources through site design so that any allowable disturbance of Highlands resources has the minimum impact possible, including but not limited to, minimization of disturbances to natural vegetation and topography, of the exposure of stormwater runoff to pollutant-generating land uses, and modification of the hydrologic response to precipitation from natural patterns.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6NS:</b>	To require through Plan Conformance that municipalities and counties incorporate programs for community and neighborhood design that support a variety of housing options, mixed uses, redevelopment, adaptive re-use of historic sites and structures, and infill development in their master plans and development regulations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	funding
<input type="checkbox"/>	<b>Objective 6N5a:</b>	Minimum requirements for the use of Low Impact Development and sustainable design practices to support affordable maintenance of housing, particularly affordable housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6N5b:</b>	Local development regulations and guidelines that advocate mixed use development and redevelopment where appropriate.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6N5c:</b>	Local development regulations and guidelines that incorporate form-based zoning, where appropriate, to support compact, walkable communities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6N5d:</b>	Increased opportunities for pedestrian and bicycle networks, including sidewalks, bike lanes, trails, and supportive facilities such as bike racks.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6N5e:</b>	Local development regulations and guidelines that advocate shared parking, driveways, and other infrastructure in order to limit paved surfaces.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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<input type="checkbox"/>	<b>Policy 6N6:</b>	To require through Plan Conformance that municipalities and counties include community outreach, collaboration, and meaningful involvement from the local population in the development of planning and design regulations and programs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Clinton has had community design public workshops
	<b>SUBPART F</b>	HOUSING AND COMMUNITY FACILITIES						
		The Highlands RMP seeks to address a full range of housing needs for the Region. This includes housing needs for low and moderate income ranges as well as middle and upper income ranges. In addition, the Region should support a variety of housing types such as rental housing, multi-family housing, age-restricted housing, and supportive and special needs housing. Housing issues can be complex and are related to economic, social, and environmental considerations. Communities should plan for a sensible balance of land uses, including job and housing opportunities, open space, services, and community facilities. The Highlands RMP seeks to provide mechanisms to address the need for a full range of variety and choice in housing opportunities in the Highlands Region, while protecting the character and natural resources of the Region and acknowledging infrastructure limitations.						
<input type="checkbox"/>	<b>GOAL 6O:</b>	MARKET-RATE AND AFFORDABLE HOUSING SUFFICIENT TO MEET THE NEEDS OF THE HIGHLANDS REGION WITHIN THE CONTEXT OF ECONOMIC, SOCIAL, AND ENVIRONMENTAL CONSIDERATIONS AND CONSTRAINTS.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6O1:</b>	To establish a region-wide, comprehensive approach to addressing housing needs in the Highlands Region, serving all age groups, income levels, and mobility options.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6O1a:</b>	A comprehensive housing program addressing regional housing needs within the context of preserving the character and environmental integrity of the Highlands.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 6O1b:</b>	An interagency partnership with the COAH in support of the achievement of both the resource protection requirements of the RMP and the municipal constitutional obligation, in “growth areas,” to provide a realistic opportunity for the construction of a fair share of affordable housing for low and moderate income households.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 6O1c:</b>	Preserve and monitor existing stocks of affordable housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6O2:</b>	To promote, where appropriate and permitted by the Land Use Capability Zone, center- based development approaches that address a mix of housing types, support mixed uses, and implement compact development approaches.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6O3:</b>	To promote, where appropriate and permitted by the Land Use Capability Zone, affordable housing within new residential and mixed use development, redevelopment, or adaptive reuse projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6O4:</b>	To encourage the targeting of new housing to areas with compatible existing densities and within walking distance of schools, employment, transit, and community facilities and services.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6O5:</b>	To locate and maintain community facilities and services that support compact development patterns, shared services, and provide a high level of service.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 6O6:</b>	To require that conforming municipalities identify existing and planned community facilities and encourage shared service opportunities as part of the local Community Facility Plan element.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 607:</b>	To require that conforming municipalities implement both the resource protection requirements of the RMP along with the New Jersey Supreme Court's doctrine, in its Mount Laurel decisions, that every municipality in a "growth area" has a constitutional obligation to provide through its land use regulations, sound land use, and long range planning, a realistic opportunity for a fair share of its region's present and prospective needs for housing for low and moderate income families.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 608:</b>	To require that conforming municipalities update and adopt a housing element, fair share plan, and implementing ordinance(s) to reflect current conditions and resource protection requirements of the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provide funding to comply
<input type="checkbox"/>	<b>Objective 608a:</b>	Conforming municipalities, through housing plans, will evaluate and provide for alternate mechanisms to address affordable housing obligations where RMP resource protection standards restrict the ability of planned but not built sites to be developed for affordable housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
	<b>PART 7</b>	Landowner Equity						
		<p>The Highlands Act recognizes that implementation of the RMP, which directs and guides future development, inevitably has an impact on reasonable landowner expectations regarding future land use potential. The Act provides several mechanisms that seek to mitigate such impacts, including a TDR Program, land acquisition, exemptions, and waivers.</p> <p>The Act requires the Highlands Council to establish a regional Highlands TDR Program. This is intended as an equitable means of guiding human development away from sensitive lands in the Highlands Region to areas both within the Region as well as outside the boundaries of the Highlands Region, but within other parts of the seven Highlands counties which are suitable for more intense human development. The Act contemplates that transferable development rights will be allocated to the owners of land which should not be developed at all or be developed at very low densities and impacts, and that voluntary TDR Receiving Zones for HDCs will be identified. The Highlands TDR Program is required to be consistent with the State Transfer of Development Rights Act, except as otherwise expressly provided for in the Highlands Act TDR provisions (Section 13.a).</p> <p>The Highlands RMP also recognizes the need to set priorities for acquisition or purchase of conservation easements in those lands within the Region that have the most significant resource values. To this end, the RMP includes numerous policies to address open space acquisition and farmland preservation. Additionally, the Highlands Act includes 17 exemptions. If a project or activity falls within one of these 17 exemptions, the project or activity is exempt from the Highlands Act, the Highlands Preservation Area rules adopted by the NJDEP, the RMP, and any municipal master plan or development regulations that are revised to conform to the RMP.</p> <p>Tens of thousands of acres throughout the Region could potentially be developed under the exemptions based upon an analysis conducted by the Highlands Council. While the exemptions are one of the primary means for landowners to utilize their properties where development potential is limited by the Highlands Act, the exercise of these exemptions may result in further fragmentation of the Region's ecosystems due to the construction of additional impervious surface. Given this circumstance, the RMP addresses the need to develop voluntary programs that attempt to mitigate these impacts, including programs to encourage non-contiguous clustering, intra-local government transfers of development rights and economic incentives.</p> <p>Lastly, the Act provides the NJDEP with the authority to grant waivers from its Highlands rules on a case by case basis under certain circumstances. Under this authority, the NJDEP may issue waivers (1) where a project or activity is necessary in order to protect public health and safety; (2) for redevelopment in previously developed areas as identified by the Highlands Council, provided that the areas are either a brownfield site designated by the NJDEP or a site at which at least 70% of the area thereof is covered with impervious surface; or (3) necessary to avoid a taking of property without just compensation.</p>						
<input type="checkbox"/>	<b>GOAL 7A:</b>	<p>PROTECTION OF LANDS THAT HAVE LIMITED OR NO CAPACITY TO SUPPORT HUMAN DEVELOPMENT WITHOUT COMPROMISING THE ECOLOGICAL INTEGRITY OF THE HIGHLANDS REGION, THROUGH MECHANISMS INCLUDING BUT NOT LIMITED TO A REGION-WIDE TRANSFER OF DEVELOPMENT RIGHTS PROGRAM.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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<input type="checkbox"/>	<b>Policy 7A1:</b>	Transferable development rights shall be used by willing municipalities to guide growth and development away from ecologically sensitive lands and towards lands which have the capacity to support additional human development without compromising the ecological integrity of the Highlands Region. These rights shall also be used to guide growth towards lands outside of the Highlands Region, but within the seven Highlands counties, to willing municipalities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 7A1a:</b>	Creation of a region-wide Highlands TDR Program as soon as practicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parcel identified for TDR greenfield development has development approvals.
<input type="checkbox"/>	<b>Objective 7A1b:</b>	Identification and implementation of any and all program elements which would promote the transfer and use of development rights.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7A2:</b>	To maximize the preservation of Preservation Area properties outside of the Existing Community Zone or a Highlands Redevelopment Area, with emphasis on properties with the highest Conservation Priority scores and Agricultural Priority scores, through acquisition or donation of fee simple and easement ownership.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 713:</b>	PROVISION FOR COMPENSATION THROUGH A REGION-WIDE PROGRAM OF TRANSFERABLE DEVELOPMENT RIGHTS TO LANDOWNERS WHOSE PROPERTIES HAVE LIMITED OR NO CAPACITY TO SUPPORT ADDITIONAL DEVELOPMENT BASED UPON ANALYSES CONDUCTED BY THE HIGHLANDS COUNCIL AND WHO ARE DISPROPORTIONATELY BURDENED BY THE PROVISIONS OF THE HIGHLANDS ACT.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 7131:</b>	The Highlands TDR Program shall seek to mitigate impacts of the Highlands Act and the Highlands RMP on reasonable landowner development expectations which have been disproportionately affected.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7132:</b>	The Highlands TDR Program shall establish a transferable development right to be known as a "Highlands Development Credit."	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7133:</b>	All lands within the Preservation Area, except for those in the Existing Community Zone and approved Highlands Redevelopment Areas, shall be eligible to serve as Sending Zones under the Highlands TDR Program.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7134:</b>	Upon municipal conformance, all lands within the Planning Area, except for those in the Existing Community Zone and approved Highlands Redevelopment Areas, shall be eligible to serve as Sending Zones under the Highlands TDR Program.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7135:</b>	The Highlands TDR Program shall provide for the allocation of HDCs to eligible Sending Zone parcels where reasonable future development expectations have been disproportionately limited by the provisions of the Highlands Act or implementation of the programs established by the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7136:</b>	Lands in the Existing Community Zone and approved Highlands Redevelopment Areas shall not be eligible for an allocation of HDCs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7137:</b>	Establish a Highlands TDR Program which is sufficiently certain and predictable to allow Sending Zone landowners to sell Highlands Development Credits or borrow against the value of such credits.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 7B7a:</b>	Establishment of eligibility criteria for an allocation of HDCs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 7B7b:</b>	Creation of a process by which affected landowners can apply to the Highlands Council for an allocation of HDCs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 7B7c:</b>	Establishment of a HDC conveyance system, including covenants and restrictions on the use of Sending Zone parcels.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 7B7d:</b>	Creation of a tracking system for HDCs which provides public records for the transfer and use of HD Cs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 7B7e:</b>	Establishment of Receiving Zones where HDCs can be used as soon as possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 7B7f:</b>	Active transfer and use of HDCs throughout the Highlands Region and the seven Highlands counties.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 7B7g:</b>	Review and assessment of the Highlands TDR Program five years after the effective date of the Highlands RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7138:</b>	The determination as to whether a particular parcel of land is disproportionately limited by the provisions of the Highlands Act or implementation of the Highlands RMP shall be based upon the development potential as of August 9, 2004, based upon municipal zoning and land use regulations then in effect; State and federal environmental laws and regulations then in effect; and a determination of whether development is precluded or severely constrained by the restrictions imposed pursuant to the Highlands Act.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 7139:</b>	The allocation of HDCs to individual Sending Zone parcels shall be adjusted according to the location of the parcel within the Highlands Region, the comparative development potential of the parcel, and whether a Sending Zone landowner chooses to exercise an applicable Highlands Act exemption.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will exemptions have a specific value adjustment?
<input type="checkbox"/>	<b>GOAL 7C:</b>	<b>CREATION OF A HIGHLANDS DEVELOPMENT CREDIT BANK.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7C1:</b>	A Highlands Development Credit Bank shall be created and become operational as soon as possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>PART 7</b>	Landowner Equity	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7C2:</b>	The Highlands Development Credit Bank shall be authorized to serve and shall serve as a region-wide information clearinghouse.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7C3:</b>	The Highlands Development Credit Bank shall be authorized to buy and sell HDCs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7C4:</b>	The Highlands Development Credit Bank shall be authorized to serve as the official records keeper of the Highlands TDR Program, including recording and tracking all HDC transactions and use.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7CS:</b>	The Highlands Development Credit Bank shall be authorized to enter into any agreement which promotes the transfer and use of HD Cs, provided that the substance of the agreement is not in conflict with any express provision of the Highlands Act or the State Transfer of Development Rights Act (N.J.S.A. 40:55D-137 et seq.).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Policy 7C6:</b>	The Highlands Development Credit Bank should establish a program for the purchase of HDCs as soon as possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Funding source for purchase?
<input checked="" type="checkbox"/>	<b>Policy 7C7:</b>	The Highlands Development Credit Bank should seek to provide an opportunity for Sending Zone landowners to sell their HD Cs in advance of the establishment of Receiving Zones.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 7C7a:</b>	Funding for the purchase of HDCs prior to the establishment of Receiving Zones pursuant to municipal Plan Conformance.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the Credit Bank hold these, market them after private HDC's are exhausted?
<input type="checkbox"/>	<b>Objective 7C7b:</b>	A purchase of HDCs program which gives priority to landowners who can demonstrate unique and extenuating financial circumstances as a direct result of the Highlands Act.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7C8:</b>	The Highlands Development Credit Bank shall monitor real estate values throughout the Highlands region and shall submit an annual report to the Highlands Council, including a recommendation with regard to the minimum value of a HD C.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7C9:</b>	To secure sufficient capitalization for operation of the Highlands Development Credit Bank.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 7D:</b>	<b>ESTABLISHMENT OF SUFFICIENT HIGHLANDS RECEIVING ZONES TO CREATE A POSITIVE MARKET FOR TDR CREDITS.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7131:</b>	Lands located within the Existing Community Zone or Highlands Redevelopment Areas may be designated as Receiving Zones by a Highlands municipality upon approval by the Highlands Council, provided that such Receiving Zones are consistent with the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 7132:</b>	Lands located within the Conservation Zone may be designated as Receiving Zones by a Highlands municipality upon approval of the Highlands Council, provided that such Receiving Zones are consistent with the RMP and the development does not conflict with the maintenance of viable agriculture.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7133:</b>	A municipality located within a Highlands County, but not within the Highlands Region, may also designate Receiving Zones to participate in the Highlands TDR Program upon approval of the Highlands Council, provided that the municipality seeks endorsement by the State Planning Commission as required by subsection 1 of section 13 of the Highlands Act.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7134:</b>	A Highlands municipality in the Planning Area may seek designation of Receiving Zones and participate in the Highlands TDR Program without regard to whether such municipality is in conformance with the Highlands RMP upon approval of the Highlands Council, provided that the municipality seeks endorsement by the State Planning Commission as required by the State Transfer of Development Rights Act.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7135:</b>	The Highlands Council shall provide technical assistance to Highlands municipalities in support of designating appropriate Receiving Zones.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7136:</b>	The Highlands Council shall provide Highlands municipalities with financial grants-in-aid for planning and feasibility studies in support of designating appropriate Receiving Zones.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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<input type="checkbox"/>	<b>Policy 7137:</b>	A Highlands municipality may limit the use of HDCs to intra-municipal transfers in designated Receiving Zones if the Highlands Council determines that the goals, policies and objectives of the Highlands RMP will be best served by a determination of conformance, notwithstanding the limited use of HD Cs within the municipality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7138:</b>	The Highlands Council shall seek legislation that permits municipalities outside of the seven Highlands counties to designate Receiving Zones that may accept HDCs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 7E:</b>	<b>MAXIMIZATION OF THE TRANSFER AND USE OF HDCS.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 7E1:</b>	The Highlands Council shall develop and implement incentive mechanisms to create the highest possible demand for HDCs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Incentive mechanisms??
<input type="checkbox"/>	<b>Policy 7E2:</b>	The Highlands Council shall identify ways and means by which the highest possible value of HDCs can be achieved.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7E3:</b>	The Highlands Council shall promote the availability of capital funding for municipal infrastructure which is required to support additional human development achieved using HDCs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Promotion methods?
<input type="checkbox"/>	<b>Policy 7E4:</b>	The Highlands Council shall seek and support priority allocation of available State and federal funding for Highlands municipalities which have established TDR Receiving Zones for HDCs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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<input type="checkbox"/>	<b>Policy 7E5:</b>	The Highlands Council shall seek legislation that requires the payment of a fee to the Highlands Development Credit Bank for any increases in density or intensity of development beyond the allowable development yield as of the effective date of the act, where that development relies on a potable water source located in the Highlands Region and the development is situated in any municipality other than a conforming municipality.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fee assessed against municipality?
<input type="checkbox"/>	<b>Policy 7E6:</b>	After the date of Highlands Council determination of conformance, any municipal action that results in a density increase or change of use with more intense development will require a project applicant to secure HDCs prior to municipal approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will a TDR program be designed first?
<input type="checkbox"/>	<b>GOAL 7F:</b>	<b>ENSURE THAT HIGHLANDS ACT EXEMPTIONS ARE PROPERLY ISSUED AND MONITORED.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7F1:</b>	To provide guidance on the activities that are exempt from the provisions of the Highlands Act, the RMP, any rules or regulations adopted by NJDEP pursuant to the Highlands Act, and any amendments to a master plan, development regulations, or other regulations adopted by a local government unit specifically to conform them with the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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☒	<i>Objective 7F1a:</i>	<p>Provide a guidance document that outlines the process for obtaining approval of the 17 exemptions available under the Highlands Act. These detailed exemptions are summarized below:</p> <ol style="list-style-type: none"> <li>1. Construction of a single family dwelling for one's own use or family use on a lot owned by the individual on August 10, 2004.</li> <li>2. Construction of a single family dwelling on a lot in existence on August 10, 2007 provided that the construction does not result in the ultimate disturbance of one acre or more of land or a cumulative increase in impervious surface by one-quarter acre or more.</li> <li>3. Developments that received certain municipal approval and specific NJDEP Approvals on or before March 29, 2004 where construction beyond site preparation commenced on or before August 10, 2007.</li> <li>4. Reconstruction of buildings or structures within 125% of the footprint of the lawfully existing impervious surfaces provided there is not an increase in impervious surface by one-quarter acre or more (not applicable to conversion of an agricultural or horticultural building or structure to a non-agricultural or non-horticultural use).</li> <li>5. Improvement to a single family dwelling in existence on August 10, 2004, including but not limited to an addition, garage, shed, driveway, porch, deck, patio, swimming pool, or septic system.</li> <li>6. Expansion of or improvement to any existing places of worship, schools, or hospitals for non-residential purposes.</li> <li>7. Activities conducted pursuant to approved woodland and forest management plans.</li> <li>8. Construction or extension of trails (with non-impervious surfaces) on public or private lands.</li> <li>9. Public transportation or infrastructure systems - Routine maintenance and operations, rehabilitation, preservation, reconstruction, or repair, consistent with the goals and purposes of the Act without any new through-capacity travel lanes.</li> </ol>	☒	☐	☐	☐	☐	

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	<b>Objective 7F1a:</b> <b>(Continued)</b>	<p>10. Transportation safety projects by a State entity or local government unit, provided that the activity does not result in the construction of any new through-capacity travel lanes.</p> <p>11. Public utility lines, rights of way, or systems - Routine maintenance and operations, rehabilitation, preservation, reconstruction, repair, or upgrade by a public utility, consistent with the goals and purposes of the Act.</p> <p>12. Reactivation of rail lines and rail beds existing on August 10, 2004.</p> <p>13. Public infrastructure projects approved by public referendum prior to January 1, 2005 or a capital project approved by public referendum prior to January 1, 2005.</p> <p>14. Mining or quarrying on any mine, mine site, or construction materials facility existing on June 7, 2004.</p> <p>15. Site Remediation of contaminated sites.</p> <p>16. Military lands existing on August 10, 2004.</p> <p>17. Affordable Housing pursuant to Settlements in Planning Area 1 or Planning Area 2.</p>						
<input type="checkbox"/>	<b>Objective 7F1b:</b>	Provide guidance that the Highlands Act exemptions apply for the entire Highlands Region including both the Preservation Area and the Planning Area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 7F1c:</b>	Preservation Area exemptions issued by the NJDEP in accordance with N .J.A.C. 7:38, shall be required, where appropriate, prior to consideration of a local development review or a Highlands Project Review. Guidance shall specify the exceptions where a review may proceed absent an exemption determination from the NJDEP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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<input type="checkbox"/>	<b>Objective 7F1d:</b>	Planning Area exemptions, issued by the Highlands Council, shall be required, where appropriate, prior to consideration of a local development review or a Highlands Project Review. Guidance shall specify the exceptions where a review may proceed absent such an exemption determination. Applications for exemptions submitted to the Highlands Council shall be based upon the application requirements exemptions codified in N.J.A.C. 7:38.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Highlands Council must precede local review for exemptions in Planning Area.
<input checked="" type="checkbox"/>	<b>Objective 7F1e:</b>	Projects in the Planning Area that nearly qualify for exemptions #3 and # 17, which are limited by the Highlands Act to major Highlands development in the Preservation Area, should be given priority consideration for a waiver where appropriate.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Priority for PA 1,2 affordable hsg sites and previous approvals
<input type="checkbox"/>	<b>Objective 7F1f:</b>	Activities authorized under exemptions #9 and #11, which require a finding that the activity is consistent with the goals and purposes of the Highlands Act, shall be based upon a finding that the proposed activities are consistent with Highlands Act, the RMP, any rules or regulations adopted by the NJDEP pursuant to the Highlands Act, or any amendments to a master plan, development regulations, or other regulations adopted by a local government unit specifically to conform them with the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Objective 7F1g:</b>	Highlands municipalities and counties may not issue Highlands Act exemption determinations. Delegation of Highlands Act exemption determinations, in the Highlands Region, may be authorized for conforming municipalities and counties through specific delegation approvals issued by the Highlands Council and the NJDEP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Can municipalities share this jurisdiction?





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<input type="checkbox"/>	<b>Objective 7F1h:</b>	Ensure that Highlands Act exemption determinations are limited to the activities specifically authorized under the Act. While the construction activities of a single family dwelling may be authorized under an exemption, water conservation requirements, septic maintenance requirements, or any other activities related to the use of that dwelling are not exempt.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7F2:</b>	To monitor and track activities which are, or may be, deemed to be exempt from the provisions of the Highlands Act.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 7F2a:</b>	Develop and maintain an inventory of the exemptions that have been formally issued and map the land disturbance authorized under these exemptions.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 7F2b:</b>	Develop and maintain an inventory of the exemptions that may be exercised and map the potential land disturbance that may occur under these exemptions.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 7G:</b>	<b>ENSURE THAT HIGHLANDS ACT PERMITS AND WAIVERS ARE PROPERLY ISSUED, TRACKED, AND MONITORED.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 7G1:</b>	For the Preservation Area, coordinate with NJDEP during Highlands permit review for any major Highlands development including the review of waivers on a case-by-case basis: 1) if determined to be necessary in order to protect public health and safety; 2) for redevelopment in certain previously developed areas as identified by the Highlands Council, or 3) in order to avoid the taking of property without just compensation.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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<input type="checkbox"/>	<b>Objective 7G1a:</b>	Ensure through agency coordination in accordance with N.J.A.C. 7:38-1.1 that any Highlands permit, or permit with a waiver, be issued only with due consideration of the RMP and/or any amendments to a master plan, development regulations, or other regulations adopted by a local government unit specifically to conform them to the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 7G2:</b>	For both the Preservation Area and the Planning Area, a waiver may be issued by the Highlands Council on a case-by-case basis from the requirements of the RMP or any amendments to a master plan, development regulations, or other regulations adopted by a local government unit specifically to conform them with the RMP: 1) if determined to be necessary in order to protect public health and safety; 2) for redevelopment in certain previously developed areas as identified by the Highlands Council, or 3) in order to avoid the taking of property without just compensation. Any waiver issued shall be conditioned upon a determination that the proposed development meets the requirements prescribed for a finding as listed in Section 36.a of the Highlands Act to the maximum extent possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>HC may grant a waiver from Zoning ordinance or Master Plan, or other regulations if health safety and for REDEVELOPMENT as identified by HC.</p> <p>There should be local input required not isolated HC action.</p>
<input type="checkbox"/>	<b>Policy 7G3:</b>	For both the Preservation Area and the Planning Area during local development review, any variance or exception issued shall be conditioned upon a written determination, specifically included in an approving resolution, that the proposed development meets the requirements prescribed for a finding as listed in Section 36.a of the Highlands Act to the maximum extent possible.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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<input type="checkbox"/>	<b>GOAL 7H:</b>	MITIGATION To THE MAXIMUM EXTENT POSSIBLE OF THE IMPACTS OF EXEMPT DEVELOPMENT ON THE ECOSYSTEM INTEGRITY OF THE HIGHLANDS REGION THROUGH USE OF INNOVATIVE LAND USE PROGRAMS.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	<b>Policy 7H1:</b>	To encourage municipalities with jurisdiction over lands which are entitled to any exemption(s) under Section 30 of the Highlands Act to establish voluntary, incentive-based land use programs to avoid adverse impacts to the Highlands ecosystem or to the fiscal integrity of the municipality.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Funding to study and create program
<input checked="" type="checkbox"/>	<b>Objective 7H1a:</b>	Establish an intra-municipal TDR Program for landowners whose property is entitled to an exemption under Section 30 of the Highlands Act and who voluntarily apply for and receive transferable development rights under a municipal TDR program.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Receiving area lands should have incentives- fiscal impact mitigation.
<input type="checkbox"/>	<b>Objective 7H1b:</b>	Establish municipal clustering programs which allow for the clustering of development rights from willing landowners whose property is entitled to an exemption under the Highlands Act, for both contiguous and non-contiguous properties, so as to minimize the impact of such exempted development on the ecological integrity of the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Identification of exempt parcels through build out?
<input type="checkbox"/>	<b>Policy 7H2:</b>	To provide an opportunity for landowners whose property is entitled to an exemption under the Highlands Act to voluntarily apply for and receive an allocation of Highlands Development Credits in lieu of developing on-site under the provisions of Section 30.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



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	<b>PART 8</b>	Sustainable Economic Development						
		The Highlands Act establishes natural resource protection as the fundamental goal for the Highlands Region but recognizes that development, redevelopment, and economic growth in certain appropriate areas of the Region are in the best interests of all citizens of the State, providing innumerable social, cultural, and economic benefits and opportunities. The long term integrity of the Highlands Region requires economic and fiscal vitality as well as the preservation of natural resources. Economic development can be broadly described as any effort or activity that improves general economic health. It may involve a range of activities aimed at increasing the local tax base and providing employment opportunities, and efforts can range in scale from local to regional. In the Highlands Region, economic development plans can be developed for municipalities that chose to grow and those that chose not to; individual economic development activities will vary based on local conditions but all will contribute to achieving regional economic vitality. In some areas, the sustainable use of the natural resources of the Region, such as agriculture, forestry, and tourism, will remain a critical local economic initiative, while other areas may be well suited for technology-dependent enterprises ranging from home occupations to corporate headquarters. Main street or downtown revitalization and business retention efforts may be the primary economic initiative for some municipalities. Economic development in the Highlands Region must be sustainable over time, and will depend heavily on renewal and improvement of economic output without continual development of undeveloped lands. As such, strategies must consider land development and non-development approaches to achieving economic development goals.						
<input type="checkbox"/>	<b>GOAL 8A:</b>	<b>SUSTAINABLE ECONOMIC DEVELOPMENT IN THE HIGHLANDS REGION.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 8A1:</b>	To maintain and expand the existing job and economic base by promoting appropriate, sustainable, and environmentally compatible economic development throughout the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 8A1a:</b>	Highlands Economic Development Program to identify and promote sustainable economic development opportunities in the Highlands Region, in a manner that integrates economic, social, and environmental factors.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 8A1b:</b>	Serve as an advocate and technical resource for Highlands economic development initiatives in work with municipalities, counties, regional agencies, and the private sector to promote sustainable economic development in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 8A1c:</b>	Public private partnerships to support economic development initiatives.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 8A1d:</b>	Positive fiscal impact to local governments and the Region through appropriate economic development initiatives.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 8A2:</b>	To preserve the high quality of life in the Highlands Region through economic planning and implementation of the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 8A3:</b>	To identify and pursue state and federal programs that offer financial and/or technical assistance for sustainable economic development in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 8A4:</b>	To serve as a clearinghouse for economic development opportunities in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 8A4a:</b>	Identification, marketing, and support of Highlands Region areas including brownfield sites that may be appropriate for local and regional economic development initiatives.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 8A4b:</b>	A long-term Economic Tracking Program as a means to continually assess the long-term economic progress of the Region through specified economic indicators in order to establish Highlands trends and to support municipal economic plan elements.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 8A5:</b>	To advocate for appropriate public investment in the Highlands Region through the strategic location of public facilities and institutions that will spur sustainable and appropriate economic activity.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Policy 8A6:</b>	To require that conforming municipalities develop an economic plan element that provides strategies for achieving sustainable and appropriate economic development consistent with local desire and identifies any development, redevelopment, and brownfield opportunities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Economic Plan element required, funding assistance necessary\$
<input type="checkbox"/>	<b>Objective 8A6a:</b>	Coordinate with municipalities and counties as local and regional strategies are developed to improve the tax base and to create jobs and economic opportunities consistent with the policies and objectives of the RMP.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 8B:</b>	<b>PROTECTION AND ENHANCEMENT OF THE AGRICULTURE INDUSTRY IN THE HIGHLANDS REGION.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 8131:</b>	To enhance the sustainable economic benefits of agricultural practices in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 8B1a:</b>	Coordinate activities with the NJDA and other entities to maximize the potential benefits of existing programs that sustain agriculture.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 8132:</b>	To protect and enhance the agricultural economy in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 8B2a:</b>	Coordinate activities with the NJDA and other entities to ensure a sustainable agricultural industry and agricultural operations that improve farm incomes and the long-term viability of farming.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 8C:</b>	<b>EXPANSION OF COMPATIBLE AND SUSTAINABLE TOURISM AND RECREATION WITHIN THE HIGHLANDS REGION.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 8C1:</b>	To promote recreation and tourism based economic initiatives, which derive economic benefit from sustainable use of the natural resources of the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 8C1a:</b>	Identification of specific economic development initiatives which would encourage and promote eco-, agri- and heritage tourism in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 8C2:</b>	To enhance the Region's tourism infrastructure in order to increase visitors to the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 8C2a:</b>	Encourage the development of overnight accommodations and other services to support recreation and tourism attractions in the Highlands Region, where appropriate and permitted by Land Use Capability Zone.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 8C2b:</b>	Encourage transit-oriented recreation and tourism connections.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 8C3:</b>	To promote public and private tourism attractions in the Highlands Region through the marketing of natural resources, the arts, cultural, historic, scenic, agricultural, and recreational resources, urban amenities, and accommodations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 8C4:</b>	To support local, state, and federal eco-, agri- and heritage tourism programs.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 8C5:</b>	To advocate for state and federal funding of recreation and tourism initiatives in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>GOAL 8D:</b>	EXPANSION OF INNOVATIVE TECHNOLOGY AND ENTREPRENEURIAL BUSINESSES INCLUDING HOME OFFICE, ENERGY EFFICIENCY, AND RESOURCE CONSERVATION ENTERPRISES IN THE HIGHLANDS REGION.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 8D1:</b>	To ensure opportunities for home office, entrepreneurial, and other small business activities in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input checked="" type="checkbox"/>	<b>Objective 8D1a:</b>	Municipal and county development regulations which permit the establishment of home occupations, participation in small business incubator programs, and use of innovative technologies that promote compact design, native species landscaping, Low Impact Development, energy efficiency and resource conservation in support of comprehensive RMP goals.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Funding to amend development regulations
<input type="checkbox"/>	<b>GOAL 8E:</b>	<b>ESTIMATE AND TRACK OVER TIME THE COSTS AND BENEFITS ASSOCIATED WITH PLAN IMPLEMENTATION AND THE PROTECTION OF CRITICAL RESOURCES OF THE HIGHLANDS REGION.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 8E1:</b>	The Cash Flow Timetable shall track the revenues and costs associated with the Highlands Protection Fund, with the exception of the Pinelands Property Tax Stabilization Aid category. Four components that shall be tracked in the Cash Flow Timetable include: <input type="checkbox"/> Planning Grants Program (including Incentive Planning Aid and RMP Compliance Aid); <input type="checkbox"/> Highlands Property Tax Stabilization Aid; <input type="checkbox"/> State Aid for Local Government Units (Watershed Moratorium Offset Aid and other State Aid funding); and <input type="checkbox"/> Land Acquisition Tracking.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<b>PART 9</b>	Air Quality						
		The Highlands Act recognizes that the Highlands Region includes “exceptional natural resources such as clean air” (Section 2) and the Highlands RMP seeks to establish mechanisms for the protection and enhancement of air quality resources for the Highlands Region that consider the interplay of air quality conditions at local, regional, interstate, and global levels. The RMP policies support the State Global Warming Response Act in reducing the level of greenhouse gas emissions in the state by the year 2020 through the reduction of mobile sources, resource protection and energy efficient practices. The RMP also recognizes the importance of the State Energy Master Plan as a means to plan and evaluate for energy efficiency and greenhouse gas reductions at all levels of government.						





CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>GOAL 9A:</b>	REDuCTIoN oF AIR poLLuTioN THROuGH uSE oF ALTERNATIVE AND EFFICIENT MoDES oF TRANSpORTATIoN AND THE uSE oF RENEWABLE ENERGY SouRcES.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 9A1:</b>	To encourage capital facility development and redevelopment that leads to attainment of the National Ambient Air Quality Standards (NAAQS).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 9A2:</b>	To support continued, consistent and thorough air quality monitoring and assessment programs as a means of evaluating and managing major air toxic point sources that affect the Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 9A3:</b>	To encourage land use development and redevelopment practices that promote center-based growth and mixed-use development and offer alternative modes of transportation as a means to reduce automobile dependency, vehicle miles traveled, vehicle trip length, and duration, for the reduction of local and regional air pollutants and of carbon dioxide emissions linked to global warming.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 9A4:</b>	To encourage and support state and federal air quality monitoring for the Highlands Region and regulatory action to reduce levels of air pollutants including but not limited to: ozone, carbon dioxide, sulfur compounds, volatile organic compounds, methane, and fine particulate matter pollutants in the Highlands Region.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 9AS:</b>	To encourage energy efficient design and green building practices in support of regional resource protection and smart growth planning policies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 9A5a:</b>	Encourage development design, as appropriate, to include measures to avoid, limit or mitigate the creation of air pollutants, including but not limited to reduced vehicle emissions, ambient air toxic substances, and hazardous air pollutants as related to development practices and end use activities.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 9A6:</b>	To support State and federal initiatives that will reduce air pollution emanating from power plants, incinerators and landfills within and affecting the Highlands Region and particularly in Warren County due to out-of-State power plant air pollution.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<b>PART 10</b>	Local participation						
		The Highlands Act calls for local participation in the development and implementation of the RMP. Plan Conformance is voluntary in the Planning Area and mandatory in the Preservation Area and in both cases, municipal participation will be critical to ensure that the RMP achieves its goals. In addition, the programs and policies of the RMP must be effectively coordinated and must remain effective over time. Cooperation between other governmental and nongovernmental interests will also be important.						
<input type="checkbox"/>	<b>GOAL 10A:</b>	MAXIMIZE MuNiciPAL pARTicIpATIOn To ENSuRE THE REGIoNAL MASTER pLAN AcHIEVES ITS LoNG TERM GoALS oF pRoTEcTING, ENHANcING AND RESToRING HIGHLANDS RESouRcES AND MAINTAINING A SuSTAINABLE EcoNoMY IN THE HIGHLANDS REGIoN.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 10A1:</b>	To ensure that programs and policies are effectively coordinated to promote the purpose and provisions of the RMP, through efforts with all levels of government, including local, county, regional, State, and federal agencies.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 10A2:</b>	To ensure sufficient local participation in the development of the RMP and on-going work of the Highlands Council.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<b>Objective 10A2a:</b>	Engage stakeholder groups and individuals in public participation opportunities that provide meaningful input in the Highland Council planning process.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 10A3:</b>	To ensure maximum RMP Conformance by municipalities and counties to achieve the highest level of protection for all important natural systems and resources of the Highlands.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wha is the public participation requirement over and above public hearing of Master Plan and ordinance adoption?
<input type="checkbox"/>	<b>Objective 10A3a:</b>	Provide benefits and incentives to municipalities and counties that conform to the RMP.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Please advise
<input type="checkbox"/>	<b>Policy 10A4:</b>	To ensure the long term success of the RMP, evaluate regional conditions, identify new or emerging issues, and develop future RMP priorities through the tracking and monitoring of regional indicators.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 10A4a:</b>	Prepare a Highlands RMP Monitoring Review Report triennially to ensure that the RMP is meeting its goals.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Objective 10A4b:</b>	Prepare a fiscal impact assessment that measures the overall economic health of the Region as compared to the rest of the State, to be included in the Highlands RMP Monitoring Review Report.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<b>Policy 10AS:</b>	To ensure the long term success of the RMP, evaluate regional conditions, identify new or emerging issues, and develop future RMP priorities through the tracking and monitoring of regional indicators.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Repeat of Policy 10A4
<input type="checkbox"/>	<b>Objective 10A5a:</b>	Prepare a Highlands RMP Monitoring Review Report at least every six years to ensure that the RMP is meeting its goals.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3 or 6 year review?



CR	GOAL	DESCRIPTION	CI	CMP	AG	DIS	??	ACTION \$
<input type="checkbox"/>	<i>Objective 10A5b:</i>	Prepare a fiscal impact assessment that measures the overall economic health of the Region as compared to the rest of the State, to be included in the Highlands RMP Monitoring Review Report.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	repeat of 10A4b



## Town of Clinton

### INITIAL ASSESSMENT GRANT REPORT ADDENDUM

*Instructions: Complete chart below, indicating for each subject area, whether current municipal planning documents include language concerning the applicable topic (insert “yes,” “no,” or “N/A,” for not applicable), whether or not existing language covers and includes all RMP provisions (insert “yes,” “no,” or “N/A,” for not applicable), and what actions are needed for Plan Conformance (i.e., “revise applicable ordinance to include RMP provisions,” “develop new ordinance to address topic,” “supplement ERI, Master Plan and Ordinances to include topic and RMP provisions,” or “none”).*

	EXISTING ERI/NRI		EXISTING MASTER PLAN		EXISTING LAND USE ORDINANCES		Action(s) Required
	Includes Topic?	Addresses RMP?	Includes Topic?	Addresses RMP?	Includes Topic?	Addresses RMP?	
<i>Example 1.</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Yes</i>	<i>No</i>	<i>Revise ERI, MP and LUO to incorporate RMP provisions. Major/minor revisions necessary.</i>
<i>Example 2.</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>Supplement ERI, MP and LUO to include topic and incorporate RMP provisions.</i>
<b>Forest Resources</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<i>Revise ERI, MP and LUO to incorporate RMP provisions. Major/minor revisions necessary</i>
<b>Highlands Open Waters &amp; Riparian Areas</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>No</b>	<i>Revise ERI, MP and LUO to incorporate RMP provisions. Major/minor revisions necessary. Buffer standards differ from DEP.</i>
<b>Steep Slopes</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>No</b>	<i>Revise ERI, MP and LUO to incorporate RMP provisions. Major/minor revisions necessary.</i>
<b>Critical Habitat</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>No</b>	<b>No</b>	<i>Revise ERI, MP and LUO to incorporate RMP provisions. Major/minor revisions necessary</i>
<b>Carbonate Rock</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<i>Revise ERI, MP and LUO to incorporate</i>

	EXISTING ERI/NRI		EXISTING MASTER PLAN		EXISTING LAND USE ORDINANCES		Action(s) Required
	Includes Topic?	Addresses RMP?	Includes Topic?	Addresses RMP?	Includes Topic?	Addresses RMP?	
							<i>RMP provisions. Major/minor revisions necessary</i>
<b>Lake Management</b>	No	No	No	No	No	No	<i>Revise ERI, MP and LUO to incorporate RMP provisions. Major/minor revisions necessary</i>
<b>Water Resources Availability</b>	No	No	No	No	No	No	<i>Revise ERI, MP and LUO to incorporate RMP provisions. Major/minor revisions necessary</i>
<b>Prime Groundwater Recharge</b>	No	No	Yes	No	No	No	<i>Revise ERI, MP and LUO to incorporate RMP provisions. Major/minor revisions necessary. Ground water recharge addressed in mappng</i>
<b>Water Quality</b>	Yes	No	Yes	No	Yes	No	<i>Revise ERI, MP and LUO to incorporate RMP provisions. Major/minor revisions necessary</i>
<b>Wellhead Protection</b>	Yes	No	Yes	No	No	No	<i>Revise ERI, MP and LUO to incorporate RMP provisions. Major/minor revisions necessary</i>
<b>Stormwater Management</b>	No	No	Yes	No	Yes	No	<i>Revise ERI, MP and LUO to incorporate RMP provisions. Major/minor revisions necessary</i>
<b>Water/Wastewater Utilities</b>	No	No	Yes	No	Yes	No	<i>Revise ERI, MP and LUO to incorporate RMP provisions. Major/minor revisions necessary</i>
<b>Septic Densities</b>	No	No	No	No	No	No	<i>Only 3 septic systems in Clinton, preexisting</i>
<b>Low Impact Development</b>	NO	No	Yes	No	No	No	<i>Revise ERI, MP and LUO to incorporate RMP provisions. Major/minor revisions necessary</i>
<b>Transportation</b>	No	No	Yes	No	No	No	<i>Revise ERI, MP and LUO to incorporate RMP provisions. Major/minor revisions</i>

