



Regional Land Use Conditions And Smart Design

2008

Prepared by State of New Jersey Highlands Water Protection and Planning
Council in Support of the Highlands Regional Master Plan

**Technical
Report**

HIGHLANDS REGIONAL MASTER PLAN

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PLAN CONSULTANT

Charles L. Siemon, Esq. | *Siemon and Larsen, P.A.*

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EXECUTIVE SUMMARY

The Regional Land Use Conditions and Smart Design Technical Report covers multiple topics relating to land use planning in the Highlands Region. The report generally assesses current land use conditions and considers approaches for evaluating future scenarios for the Highlands Region, through the lens of smart growth and design strategies. Topics include land use changes, municipal zoning characteristics, Highlands Build out Model overview, housing, employment, regional development and redevelopment, and smart design. A sound understanding of these topics will contribute to effective regional planning in the Highlands Region. Introduction

Smart growth is a broad planning concept that utilizes comprehensive planning to guide, design, develop, and revitalize communities. Smart growth and its corollary, smart conservation, advocate an informed, future-oriented land use management approach, considering environmental protection needs in the context of efficient land development. Smart growth enables communities to develop in ways that support economic growth and jobs; create strong neighborhoods with a mix of housing and commercial development that is accessible to transportation; and create healthy communities within a clean environment.

In support of advancing smart growth in the Highlands Region, a clear understanding of existing land use conditions in the Region is necessary. From this foundation, future land use scenarios will be explored. These topics will inform regional planning approaches for land management in the Region. Existing land use conditions are discussed in this technical report through an assessment of current zoning, housing conditions, land uses, and potentially contaminated sites. This technical report represents the framework that supports the Council's Smart Growth Component and identifies the approaches, methodologies and findings, where appropriate, that were considered for the Region. After the adoption of the Regional Master Plan, the Council will continue to evaluate future land uses in collaboration with Highlands municipalities to develop various local build out scenarios, based upon an adopted Land Use Capability Map Series and municipal interest and capacity for additional development and redevelopment.

This report is divided into several sections, including;

Land Use Change and Zoning – An analysis of changes in land use and of the Region's zoning characteristics. The Land Use Change and Zoning Assessment evaluates the changes in land use in the Highlands Region that have occurred over the past three decades, and considers the future of land use through a study of existing zoning classifications.

- ◆ **Highlands Build out Model**– A planning tool that provides estimates of the ultimate ability of a land area to support new development, based on existing conditions, regulatory constraints and opportunities, and various assumptions regarding the relationship of available land and existing development to infrastructure and environmental resources. This technical report presents an overview of the Council's Build out Model; the Build out Model is described in detail in the Highlands Regional Build out Technical Report.
- ◆ **Housing and Employment** – An analysis that characterizes existing housing conditions and anticipates future trends in the Highlands Region. The evaluation includes an analysis of the amount and type of both market and affordable housing within the Region, demonstrating past trends and current conditions, and discusses a jobs-to-housing balance for the Region.
- ◆ **Regional Development** – An analysis that characterizes existing developed lands in the Region, and investigates opportunities associated with development and/or redevelopment of brownfields and grayfields, transit villages, downtowns, designated redevelopment areas and existing Centers. The section also discusses the current State planning and redevelopment program and funding framework.
- ◆ **Smart Design**– A discussion of smart growth and sustainable design as complementary planning approaches. Smart growth guides development toward appropriate locations where efficient infrastructure supports neighborhoods of people, houses, jobs, schools, and open spaces. Sustainable design balances the various elements of the built and natural landscape to deliver long term beneficial results for the environment, the economy, and society. The discussion includes an introduction to Cluster/Conservation Design Development, as the Regional Master Plan includes mandatory clustering in the Agricultural Resource Area, regardless of LUCM Zone, for residential development and makes provisions for clustering in all LUCM Zones.

HIGHLANDS ACT REQUIREMENTS FOR REGIONAL MASTER PLAN

Section 11.a of the Highlands Water Protection and Planning Act (Highlands Act) states that: *The regional master plan shall include, but need not necessarily be limited to:... (6) A smart growth component that includes an assessment, based upon the resource assessment... of opportunities for appropriate development, redevelopment, and economic growth, and a transfer of development rights program which shall include consideration of public investment priorities, infrastructure investments, economic development, revitalization, housing, transportation, energy resources, waste management, recycling, brownfields, and design such as mixed-use, compact design, and transit villages.*

LAND USE CHANGE AND ZONING CHARACTERISTICS

Human development has and will continue to shape the Highlands Region. The Land Use/Land Cover (LULC) Change Analysis looks at past and present land uses and captures the changes that have occurred over the past several decades. For the Zoning Assessment, municipal zoning was compared throughout the Highlands Region using consolidated zoning categories. By examining past and present land uses and zoning, informed decisions can be made regarding land use planning. The Land Use Change and Zoning Assessment may also illuminate opportunities for improving the balance of land uses, which will insure that sensitive Highlands land will be preserved from inappropriate development.

In LULC, “land use” refers to a “description of the way that humans are utilizing any particular piece of land for one or many purposes,” while “land cover” is the “physical material on the surface of any piece of land” (“What is Land Use/Land Cover,” Center for Remote Sensing and Spatial Analysis at Rutgers University). Typically, zoning is the “classification of land by types of uses permitted and prohibited and by densities and intensities permitted and prohibited” (Davidson, M. & Dolnick, F. 2004). Municipal zoning is a policy tool that guides land use decisions in a community. By evaluating historic land use patterns with local zoning decisions, land use conditions and impacts are better understood and findings may further support regional planning initiatives.

LAND USE LAND COVER CHANGE ANALYSIS

LULC is a data layer created by the New Jersey Department of Environmental Protection (NJDEP) that captures the state of land use and natural land cover in a digital Geographical Information Systems (GIS) file. The purpose of the LULC Change Analysis is to examine and compare present day land use with patterns documented at specific points in time over the past three decades in the Highlands Region. Both tabular and spatial data were reviewed as part of this analysis.

LULC utilizes a hierarchical land use classification system which describes data with different levels of detail. The NJDEP 1995/97 Land Use/Land Cover metadata outlines the Anderson Classification system, which includes four digits representing one to four levels of classification: Level I - general, Level II - descriptive, Level III - detailed, and Level IV - most detailed. It is read as follows: the first digit in the code is the Level I general classification. The first two digits indicate the Level II descriptive code, the first three digits provide a more detailed description, and the four digit classification represents the most detailed level of categorization. See the table below for an example of how residential land is subcategorized. See Appendix A for 2002 Level I land use classifications descriptions.

Land Use Land Cover (LULC) Categorization Example

Level I	Level II	Level III	Level IV
1000. Urban	1100. Residential	1110. Residential, High Density	1111. Residential, High Density, Single Unit

For this Land Use Land Cover Change Analysis, land use classifications are presented simply by the Level I or the most general classification as outlined in Appendix A. However, in other work undertaken in support of the Regional Master Plan, land use classifications have departed from the Anderson LULC Level I classifications.

LAND USE LAND COVER CHANGE ANALYSIS METHODOLOGY

NJDEP’s digital GIS LULC data sets are organized by watershed management areas (WMA) as defined by NJDEP. All WMAs of the LULC were combined to form one data set for the entire Highlands Region. This data was used to study the rate and pattern of change for the time periods from 1986 to 1995, and 1995 to 2002. Note that 1986 and 1995 LULC data are in a finalized format, but the 2002 LULC data has been pre-released by NJDEP as a draft to the Highlands Council in support of development of the Regional Master Plan. Level III of the LULC attribute data was extracted and summarized in order to generate the total area in acres for all land use categories for the three time periods. Transition matrices are tables that indicate the transition in land uses over time, and were developed for the time periods of 1986 to 1995 and 1995 to 2002. The transition matrices present the changes in LULC Level I land categories during the time periods being evaluated. Note that some changes in land use classification may potentially be due to changes in mapping techniques and improved imagery. The analysis included six Level I categories, including Urban, Agriculture, Forest, Water, Wetlands, and Barren/Transitional. Note that in 1986 LULC data included a Managed Wetlands classification. See Appendix A for additional information on the Managed Wetlands classification.

LAND USE LAND COVER CHANGE FINDINGS

Appendix B, Municipal Acres by 2002 Land Use/Land Cover Types, contains the number of acres in each 2002 LULC classification by municipality. The figure *Change of Land Use (1986 to 2002)* shows the changes to Urban and Barren lands between 1986 and 2002. It illustrates that lands newly converted to Urban and Barren are scattered throughout the Highlands Region.

Land Use Land Cover Change between 1986 and 2002

Land Use/Land Cover Classification and Series	Total Acres			Change	% Change	Change	% Change
	1986	1995	2002	1986-1995		1995-2002	
Urban (1000)	176,135	197,949	218,202	21,814	12%	20,254	10%
Agriculture (2000)	145,743	128,639	118,184	-17,104	-12%	-10,455	-8%
Forest (4000)	417,621	412,004	402,244	-5,617	-1%	-9,761	-2%
Water (5000)	30,433	32,592	32,406	2,159	7%	-186	-1%
Wetlands (6000)	81,808	78,379	78,866	-3,429	-4%	488	1%
Barren/Transitional (7000)	7,252	9,460	9,120	2,208	30%	-340	-4%

The table above presents the changes in all Level I LULC categories between 1986 and 2002. It indicates an approximate 10% increase in Urban land from 197,949 to 218,202 acres (a change of about 20,253 acres) between 1995 and 2002. Upon examination of source data, including the Level III categories related to this change, Rural, Single-unit Residential land use showed the largest increase of all of the Urban categories; increasing by over 10,000 acres. The increase in Urban land is mirrored by a decrease in Agriculture and Forest between 1995 and 2002. The table shows that Agriculture land decreased by approximately 8% (10,455 acres), and Forest land decreased by 2% (9,761 acres). Both Water and Barren/Transitional lands decreased slightly, while Wetlands increased slightly.

The tables below present two different time period evaluations of LULC change analysis as transition matrices; they display the transition in LULC categories by acres between 1986-1995 and 1995-2000. The columns display the net change in terms of losses and gains in acres for each land use classification, and the rows display where the acres transitioned to or from. For example, between 1986 and 1995, there was an overall decrease of 3,429 Wetland acres. The table also shows that between those years, 493 acres of Agriculture land transitioned to Wetlands, and 2,403 Wetland acres transitioned to Urban.

Change of Land Use (1986-2002)

Legend

Change of Land Use (1986 - 2002)

- 1986 Urban/Barren Land Use
- 2002 Urban/Barren Land Use

Roadway Network

- Interstate Highways

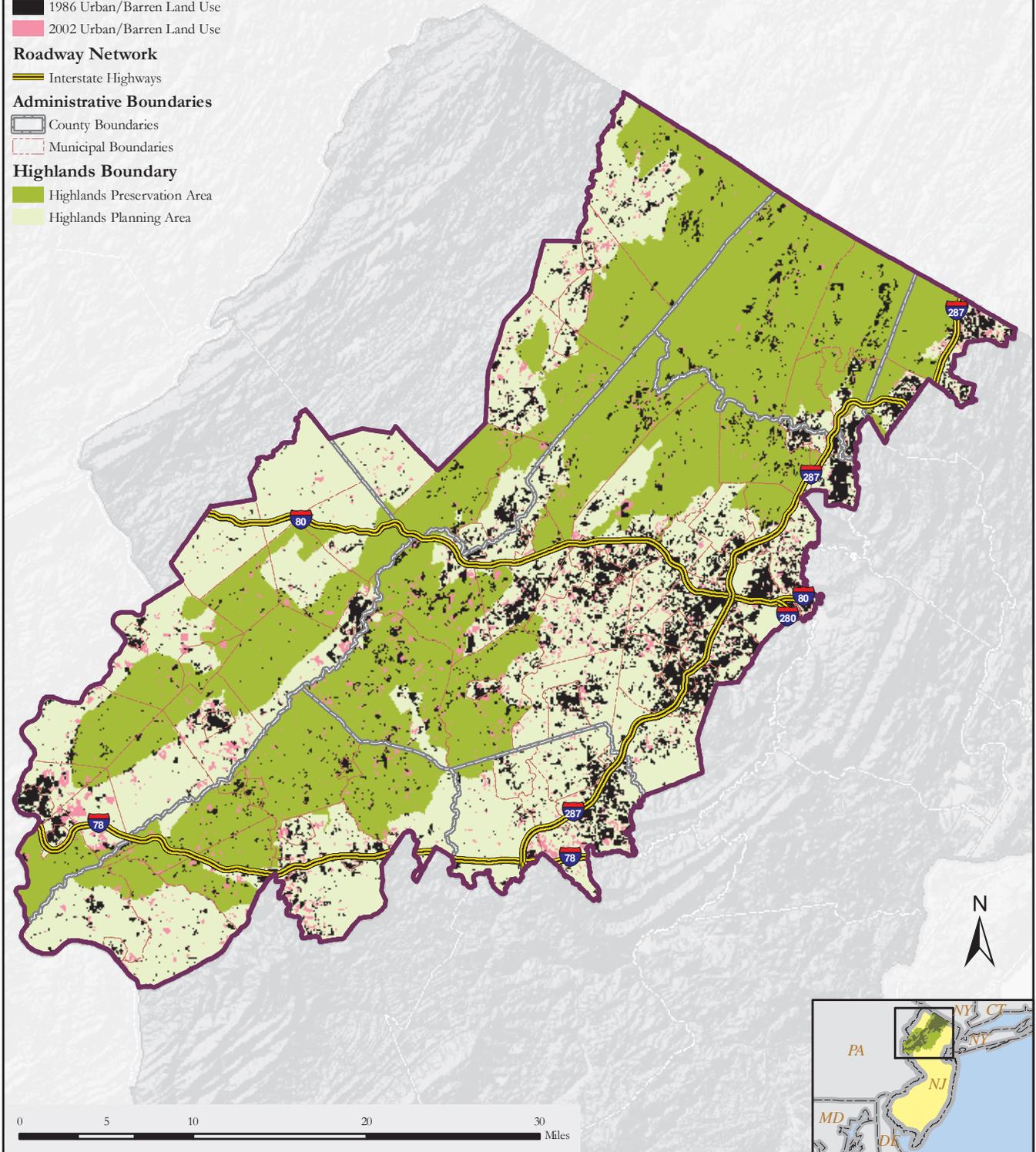
Administrative Boundaries

- County Boundaries
- Municipal Boundaries

Highlands Boundary

- Highlands Preservation Area
- Highlands Planning Area

Note: The Urban land Use Class and Barren Land Use Class refer to the Anderson 1000 and Anderson 7000 series Classifications, respectively.

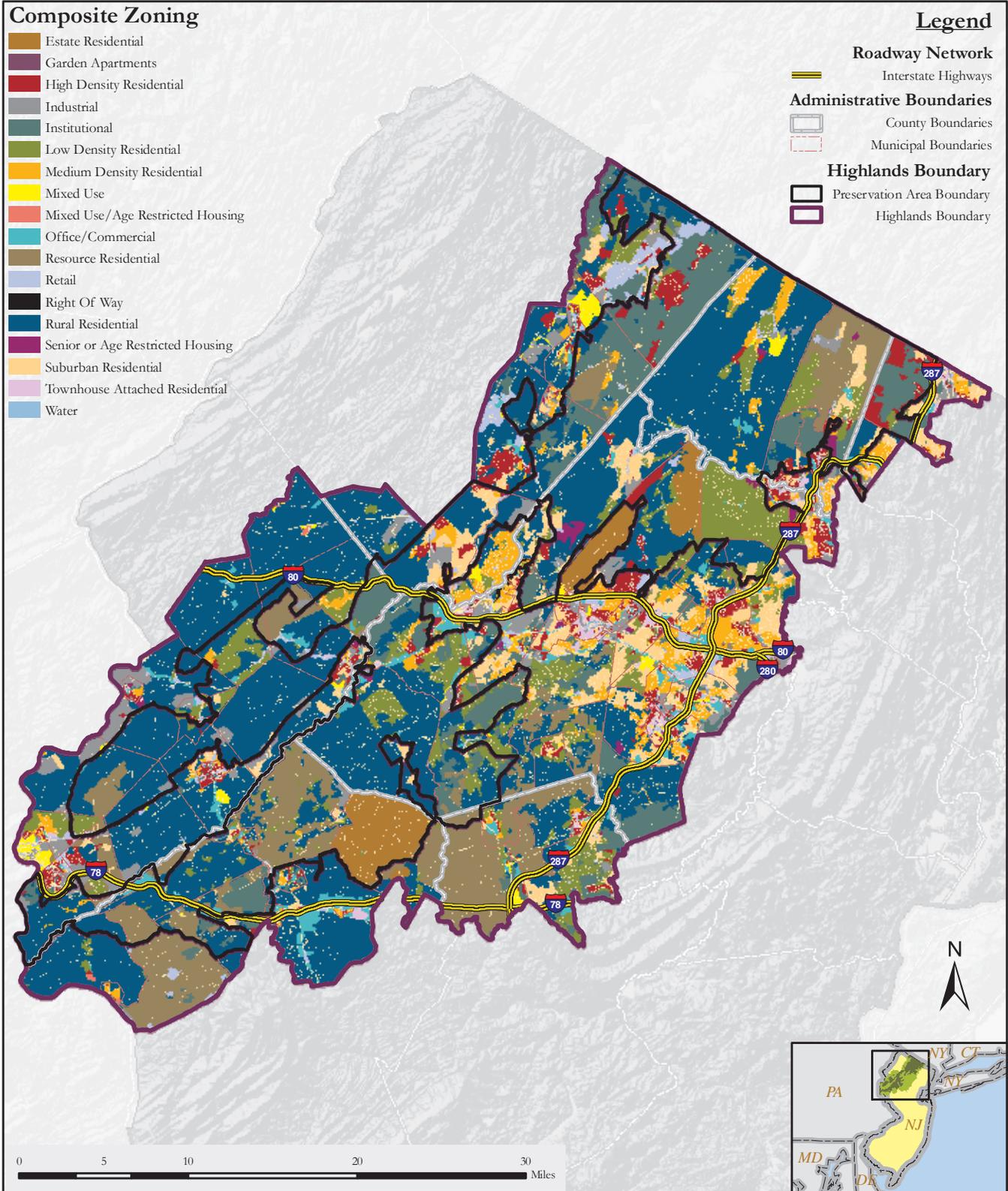


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Sources:
New Jersey Highlands Council, 2008
(Based on NJDEP Land Use/Land Cover Data)

Highlands Composite Zoning



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Sources:
New Jersey Highlands Council, 2008

Transition Matrix for Level I change 1986 to 1995 (area in acres)

LULC Series Code	Urban		Agriculture		Forest		Water		Wetlands		Barren	
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss
Urban (1000)			2,157	(10,920)	9,817	(20,043)	409	(268)	524	(2,403)	471	(1,532)
Agriculture (2000)	10,920	(2,157)			9,959	(2,817)	183	(75)	493	(1,124)	1,857	(134)
Forest (4000)	20,043	(9,817)	2,817	(9,959)			1,371	(470)	380	(284)	2,399	(863)
Water (5000)	268	(409)	75	(183)	470	(1,371)			472	(1,114)	122	(486)
Wetlands (6000)	2,403	(524)	1,124	(493)	284	(380)	1,114	(472)			588	(214)
Barren (7000)	1,532	(471)	134	(1,857)	863	(2,399)	486	(122)	214	(588)		
Managed Wetlands (8000)	26	(0)	1	(0)	0	(0)	3	(0)	1	(0)	0	(0)
Subtotals	35,192	(13,378)	6,308	(23,412)	21,393	(27,010)	3,566	(1,407)	2,084	(5,513)	5,437	(3,229)
Net Change	21,814		(17,104)		(5,617)		2,159		(3,429)		2,208	

Transition Matrix for Level I change 1995 to 2002 (area in acres)

LULC Series Code	Urban		Agriculture		Forest		Water		Wetlands		Barren	
	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss	Gain	Loss
Urban (1000)			557	(6,516)	1,834	(12,651)	14	(41)	113	(855)	498	(3,208)
Agriculture (2000)	6,516	(557)			4,329	(1,741)	22	(5)	943	(261)	1,363	(155)
Forest (4000)	12,651	(1,834)	1,741	(4,329)			21	(31)	126	(78)	2,364	(870)
Water (5000)	41	(14)	5	(22)	31	(21)			434	(266)	102	(103)
Wetlands (6000)	855	(113)	261	(943)	78	(126)	266	(434)			319	(650)
Barren (7000)	3,208	(498)	155	(1,363)	870	(2,364)	103	(102)	650	(319)		
Subtotals	23,271	(3,017)	2,719	(13,174)	7,142	(16,903)	426	(612)	2,267	(1,779)	4,646	(4,986)
Net Change	20,254		(10,455)		(9,761)		(186)		488		(340)	

The transition matrices illustrate the dynamic nature of the land use change process. The 1995 to 2002 matrix shows a gross increase of 23,271 acres of new Urban land, but also a decrease of 3,017 acres of 1995 Urban lands to other classes by 2002, yielding a net increase of 20,254 acres. The table also shows that between 1995 and 2002, much of the decline in Agriculture land is due to abandonment and natural succession to Forest and Wetlands (approximately 4,329 acres to Forest and 943 acres to Wetlands). As is the nature of the category, Barren/Transitional exhibited changes with significant areas becoming Barren and then transitioning to another category, often Urban.

ZONING CHARACTERISTICS ANALYSIS

The Highlands Council, working with its constituent municipalities, consultants, and other State and local resources, compiled zoning information in order to understand local conditions and potential for future land development. This zoning information was consolidated into 16 composite zone categories for ease of comparison and evaluation regionally. Current (as of November 2005) zoning data from all 88 municipalities in the Highlands Region was collected, including the designated use (residential, commercial, institutional, etc) (see Appendix C: Municipal and Highlands Composite Zone Comparison). The table below presents a listing of the

Highlands Composite Zones

Estate Residential	Garden Apartments
Resource Residential	Age Restricted Housing
Rural Residential	Mixed Use/Age Restricted Housing
Low Density Residential	Mixed Use
Suburban Residential	Office/Commercial
Medium Density Residential	Retail
High Density Residential	Industrial
Townhouse/Attached Residential	Institutional/Public Lands

Some of the Highlands Composite Zones have been assigned density ranges. Estate Residential, Resource Residential, Rural Residential, and Low Density Residential are all lower density residential zones which range from less than 0.09 to 1.00 dwelling units/acre. Suburban Residential, Medium Density Residential, and High Density Residential range from 1.01 to 8.00 dwelling units/acre. Townhouse/Attached Residential and Garden Apartments have the highest densities and are above 8.00 dwelling units/acre. Lands that are zoned for Institutional or Public Lands were grouped for this category. The remaining composite zones are more diverse and therefore without specified density ranges. The figure *Highlands Composite Zoning* illustrates the spatial distribution of various composite zones throughout the Highlands Region.

ZONING CHARACTERISTICS ANALYSIS METHODOLOGY

For the purposes of this analysis as well as for cartographic representation, certain similar composite zone types were further consolidated. Please note that composite zones represent existing municipal base zoning as of November 2005; overlay zones at the municipal zoning level may permit a different use than the base zoning and were not taken into consideration for purposes of this analysis. After the adoption of the Regional Master Plan, during the Plan Conformance process, municipal zoning will continue to be evaluated. The Retail and Office/Commercial zones were consolidated into one zone called Retail/Office/Commercial. In addition, the two lowest density zones, Estate Residential and Resource Residential were grouped into one zone called Estate/Resource Residential. Mixed Use and Mixed Use/ Age Restricted Housing zones were grouped into one zone called Mixed Use/Age Restricted. Suburban Residential and Low Density Residential were grouped into one zone called Suburban/Low Density Residential. High Density Residential, Garden Apartments, and Attached/Townhouse, were grouped into one zone called Highest Density Residential. All remaining composite zones remained independent and were not grouped. The Municipal Composite Zone Evaluation is contained within Appendix D and presents the percentage of acres of grouped composite zone types by municipality.

ZONING CHARACTERISTICS ANALYSIS FINDINGS

The Zoning Characteristics Analysis Table shows the composite zone breakdown for each county in the Region, Planning Area, Preservation Area, and the entire Highlands Region. For the Highlands Region, the Rural Residential zones represent the largest composite zone component in the Highlands Region, accounting for 342,483 acres, or 42% of all zoned lands. Institutional/Public Lands zones are identified as open space, parks, or institutional lands and represent 87,559 acres or 11% of all zoned land in the Highlands Region. Retail/Office/Commercial accounts for 5% or 39,031 acres of zoned lands in the Region. Industrially zoned lands account for 4% of the Region or 32,999 acres. Estate/Resource Residential represents 14%, Suburban/Low Density Residential represent 14%, Medium Density Residential represents 4%, and Highest Density Residential represents 5% of zoned land. Mixed Use/Age Restricted Housing represents 1% or about 7,283 acres, while Age Restricted represents nearly 0%.

The seven Highlands counties differed with respect to composite zone breakdown. Bergen County indicates a more proportionate breakdown which includes a smaller percentage of Rural Residential, and a greater percentage of Institutional/Open Space as well as medium and higher density zones. Hunterdon, Passaic, and Warren Counties each have greater proportions of land categorized as Rural Residential. Somerset County has a significant portion zoned as Estate/Resource Residential. Bergen, Morris and Sussex Counties all show a significant

percentage of land zoned as Institutional/Open Space.

The table also indicates the zoning characteristics of the Planning and Preservation Areas. Municipalities in the Planning Area have a greater percentage of Retail/Office/Commercial, Industrial, and Mixed Use/Age Restricted zoned lands than the Preservation Area. In the Preservation Area towns, Estate/Resource Residential, Rural Residential, and Suburban/Low Density Residential account for 75% of the zoned land.

Zoning Characteristics Analysis

	Institutional/ Public Lands	Retail/Office /Commercial	Industrial	Mixed Use Age- Restricted	Age Restricted	Highest Density Res.	Med. Density Res.	Suburban/Low Den. Res.	Rural Res.	Estate/ Resource Res.
Bergen County	33%	4%	4%	0%	0%	20%	8%	22%	7%	0%
Hunterdon County	4%	5%	1%	0%	0%	1%	1%	4%	43%	41%
Morris County	11%	5%	4%	1%	1%	7%	6%	25%	33%	7%
Passaic County	7%	2%	2%	1%	1%	2%	6%	12%	53%	14%
Somerset County	9%	3%	1%	1%	0%	2%	1%	19%	15%	48%
Sussex County	27%	7%	4%	2%	0%	7%	5%	9%	36%	2%
Warren County	3%	4%	8%	1%	0%	2%	2%	8%	67%	5%
Planning Area	7%	7%	6%	2%	0%	6%	6%	15%	38%	13%
Preservation Area	15%	2%	2%	0%	1%	3%	2%	13%	47%	15%
Highlands Region	11%	5%	4%	1%	0%	5%	4%	14%	42%	14%

NEXT STEPS

The Land Use Land Cover Change Analysis evaluated changes in land use conditions over time in the Highlands Region. The Zoning Characteristic Analysis evaluated the nature and extent of municipal zoning designations throughout the Region. Both analyses will continue to support the understanding of land use conditions and development policies for the Region. This information also supported the Highlands Build out Model baseline information and model assumptions.

HIGHLANDS BUILD OUT MODEL

The Council has developed a Build out Model for the Highlands Region and this technical report provides a brief overview of the purpose of the model and its utility to municipalities and counties. In June 2008 the Highlands Council released the Highlands Regional Build out Analysis Tech Report. The Build out Model is a tool to evaluate the complete build out of available lands in the Highlands Region and to examine the implications of the goals, policies and objectives of the Highlands Regional Master Plan. The Regional Master Plan is required by Section 11(a) of the Highlands Act to include a resource assessment, which determines the amount and type of human development and activity which the ecosystem of the Highlands Region can sustain while still maintaining the Region’s overall ecological values, and a smart growth component, which assesses opportunities for appropriate development, redevelopment, and economic growth.

The Council used geospatial and other data in combination with computer-based models to develop an approach for determining maximum residential and non-residential numeric build out estimates, and related physical, economic and environmental impacts of such development within the Region. The Highlands Council staff, working in partnership with its constituent municipalities, consultants, and other State and local resources, compiled technical, land use, and geospatial data that was used to develop the three Highlands Build out Model primary scenarios. This build out information regarding the existing land use characteristics of the Highlands Region served as the baseline information for pre-Highlands Act conditions and policies and serve as supporting information for the Regional Master Plan’s Plan Conformance process.

A build out model is a planning tool that provides estimates of the ultimate ability of a land area to support new development, based on existing conditions, regulatory constraints and opportunities, and various assumptions regarding the relationship of available land and existing development to infrastructure and environmental resources. The Build out Model evaluates land use decisions for the Highlands Region based on full build out of

the Region at the municipal zone level. The spatial model is used to determine a numeric output for a variety of impact factors for the Region based on agency, technical or local database sources. The build out implications for the land use scenarios are compared and contrasted as a means to better inform how municipal zoning and Regional Master Plan policies may influence resource protection needs and infrastructure limitations. As with any build out model, the Highlands build out will be a “tool” for evaluating land use scenarios. The Build out Model results are not meant to determine policy or statutory limitations. This information serves as a planning tool that can educate and inform local decision making at a regional level so that land use implications are better understood. It also serves as a planning tool that allows for a variety of “what if” scenario evaluations to help inform the balance between resource protection and quality of life for Highlands Region stakeholders.

The GIS data layers developed by the Council will continue to be augmented with local “on the ground” conditions. Given the fact that planning is a dynamic process, the model will always represent a “point in time” perspective. It is, therefore, important to note that the Build out Model project serves as a means to develop a baseline for future iterations and as a resource for local decision making. It should be noted that the Build out Model is a regional assessment and the results represent a regional perspective and potential ranges of development conditions and impacts throughout the Highlands Region. Therefore, the municipal information used or developed within the analysis shall not be relied upon in any manner for municipal or other planning or regulatory purposes.

OVERVIEW OF BUILD OUT MODEL

The Build out Model is a tool for evaluating the impacts that may occur from different land use development scenarios within the 88-town Highlands Region and will be used as a framework for the more detailed local build out analysis. The Highlands Build out Model is a GIS-based analytical tool that estimates the full build out of developable land based upon the policies of the Regional Master Plan. The evaluation of the Highlands Region projected land based build out included three different scenarios. The scenarios ranged from no implementation of the Highlands Act or the Regional Master Plan in the entire Region, to conformance with the Regional Master Plan and Highlands Act in the Preservation Area only and no conformance to the Regional Master Plan in the Planning Area, and finally to full conformance to the Regional Master Plan in both the Preservation and Planning Areas.

The following is a summary of the three Highlands Build out Model scenarios:

1. The first scenario, ***Without Highlands Act***, is designed to capture land use conditions and regulatory policies that exist today, assuming municipal zoning and the NJDEP Water Quality Management Plan rules (WQMP Rules) for sewer service septic system density, absent the Highlands Act regulations and Regional Master Plan policy. This model scenario was used to estimate the type and amount of growth that would have occurred had the Highlands Act and its related land use and resource protection policies not been adopted.
2. The second scenario, ***Preservation Area Conformance***, assumes that the 51 municipalities entirely within and with portions of land in the Preservation Area conform their zoning and other local ordinances and policies to the Highlands’ rules, Regional Master Plan policies and associated Land Use Capability Zone Map, but that the municipalities with lands in the Planning Area choose not to conform to the Regional Master Plan. These lands would continue to be regulated by the same land use conditions and regulatory policies specified under the *Without Highlands Act* scenario. This model scenario thus represents an estimate of the minimum changes that would occur in the types, amount and location of future growth with adoption of the Regional Master Plan.
3. The third model scenario, ***100% Regional Master Plan Conformance***, assumes that all 88 Highlands municipalities fully implement the Highlands Act, the Regional Master Plan, and NJDEP’s Highlands Act rules. It thus represents an estimate of the full impacts of the Regional Master Plan adoption and conformance throughout the Region without any additional growth based upon local discretion and available infrastructure capacity.

NEXT STEPS

- ◆ Require counties and municipalities to review the Highlands Build out Model results and refine input data during the Conformance process.
- ◆ Evaluate the Highlands Build out Model to serve as a regional planning tool and in support of regional fiscal health.

HOUSING AND COMMUNITY FACILITIES

The New Jersey Highlands is home to over 800,000 people. The seven-county, 88-municipality Region has a substantial housing stock, but demand consistently outpaces supply. The Highlands is characterized by largely owner-occupied, single family detached homes. Compared to the State average of 65.6% owner-occupied housing, Highlands owner-occupied units account for 79% of the housing stock. This leaves just 21% of the housing supply available to renters, whereas the State as a whole offers greater than 34% renter-occupied units.

2000 State and Highlands Housing Data Summary

2000 State of New Jersey Data	2000 Highlands Data
New Jersey 2000 Population: 8,414,350	Highlands 2000 Population: 783,709
Total Housing Units: 3,310,275	Total Housing Units: 296,543
Occupied Housing Units: 3,064,645	Occupied Housing Units: 284,208
Average Vacancy Rate: 7.4%	Average Vacancy Rate: 4%
Average Household Size: 2.68	Average Household Size: 2.76
Owner-occupied housing: 2,011,473 (65.6%)	Owner-occupied housing: 223,500 (79%)
Renter-occupied housing: 1,053,172 (34.4%)	Renter-occupied housing: 60,708 (21%)

(See Appendix E for housing data by municipality)

According to the 2000 Census, the area encompassing the Highlands Region had 296,543 housing units and an overall vacancy rate of approximately 4%. The calculated vacancy rate may be skewed slightly upward due to factors in individual municipalities. In actuality, the vacancy rate for 59 of the 88 (67%) Highlands towns is closer to 2 - 3%. The Highlands vacancy rate is significantly lower than the average for the State of New Jersey as a whole, which has an average vacancy rate of approximately 7%.

Highlands housing is characterized by a mix of older homes in early settlement areas, newer homes in recent suburban and rural subdivisions, and some in-fill development. The small, older municipalities that have their roots in industrial operations are characterized by a higher percentage of rental units and generally an older housing supply. Approximately half of the municipalities in the Highlands, 47 of 88, have a housing stock whose median age is 40 years or older. Many of these same towns have a higher than average number of rental units. Nearly 68% of the municipalities with a greater than average number of renter-occupied units also have a more aged housing stock.

Household size in the Highlands with 2.75 persons per household is slightly higher than the statewide average of 2.68. Some of the more affluent communities in the Highlands have slightly higher household sizes potentially due to a greater number of large single family detached homes occupied by families, as opposed to smaller houses and apartments.

Overall, Highlands municipalities are characterized by housing units with 3 bedrooms or more. Of the 296,543 units reported in the 2000 census, 196,000 or 66% are housing units with 3 bedrooms or more. Only 1% of the housing stock is comprised of no bedroom units, such as studio apartments. Of the remainder, 12% were one bedroom units and 21% were two bedroom units.

HOUSING COSTS

Housing costs in the Highlands, as across the State, have been increasing. The average market value for a

residential parcel in the 88 Highlands Region municipalities was \$214,785 in 1990 and had risen to \$310,694 by 2004, a 45% increase. New home construction values throughout all of the seven Highlands counties (these numbers have not been broken down by Highlands towns exclusively) is even greater with an average new home cost in 2004 of \$511,944. The Residential Market Value for Highlands Towns demonstrates the increasing value of residential parcels in the Highlands portion of the county. The Average New Home Prices table presents the average new home price for the entire county.

Residential Market Value for Highlands Towns – Per Parcel

Regional Calculation	1990	2000	2002	2004
Highlands	\$214,785	\$222,672	\$271,584	\$310,694
Highlands - Bergen	\$221,239	\$265,543	\$332,221	\$370,366
Highlands - Hunterdon	\$288,791	\$207,552	\$252,835	\$304,695
Highlands - Morris	\$233,224	\$275,937	\$332,621	\$374,086
Highlands - Passaic	\$165,815	\$171,828	\$210,268	\$239,300
Highlands - Somerset	\$357,256	\$391,735	\$523,646	\$587,892
Highlands - Sussex	\$143,565	\$150,203	\$179,144	\$206,063
Highlands - Warren	\$137,506	\$147,415	\$175,659	\$203,292

Average New Home Prices in Dollars

Highlands Counties	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Bergen	310,797	349,210	411,158	462,052	482,168	537,290	567,959	550,882	706,887	763,382
Hunterdon	288,243	299,042	324,429	340,858	385,746	400,590	477,130	575,568	637,316	648,865
Morris	285,791	280,711	327,426	379,441	387,500	389,555	465,391	496,104	582,304	665,081
Passaic	215,194	238,663	219,858	297,405	257,805	305,244	297,639	369,374	461,924	428,742
Somerset	297,204	328,599	333,411	386,357	416,656	514,296	518,380	533,871	527,093	507,045
Sussex	228,911	242,839	262,541	276,348	272,202	297,699	342,704	364,968	329,332	402,101
Warren	199,130	199,485	217,276	218,694	233,153	249,461	296,068	349,517	338,750	377,506
Highlands Average	260,753	276,936	299,443	337,308	347,890	384,876	423,610	462,898	511,944	541,817

Source: New Jersey Construction Reporter Average New Home Prices based on New Home Warranties, New Jersey Department of Community Affairs (NJDC), 2006

NEW JERSEY MIGRATION AND REDISTRIBUTION PATTERNS

Population figures show growth in the State between 2000 and 2005, however, further analysis indicates that these numbers are due primarily to natural population increases (births minus deaths) and international immigration, not an influx of newcomers from other parts of the country. While the State’s population in 2000 was 8,414,350, and in 2005 it was estimated to be 8,717,925, the rate of increase minus international immigration would have been just 0.3 percent (NJ Future, 2006). According to a recent study conducted by New Jersey Future, “Moving Out: New Jersey’s Population Growth and Migration Patterns,” “net domestic out-migration from New Jersey to other states nearly cancels out the natural rate of population increase.” The following discussion represents migration and redistribution data from Highlands counties and not necessarily towns specific to the Highlands Region.

While the total population continues to increase, Bergen and Passaic Counties have lost significant populations from out-migration to the more rural areas of the State, while Sussex, Hunterdon and Warren Counties have experienced in-migration from other parts of the State. Somerset and Morris Counties, which have both mature suburbs and sparsely-developed areas, have seen movement in both directions – out to less urbanized areas and in from the urban core of New York and New Jersey.

Bergen County experienced an influx of people from New York City, Hudson County in New Jersey, and Rockland County in New York, but ultimately saw net out-migration due to movement to other New Jersey counties, most notably Ocean, Morris, Middlesex, Monmouth, Sussex, Somerset, Essex and Passaic. The movement to Ocean County likely involves retirees moving to South Jersey retirement communities. Movement within the Highlands counties is an example of people moving from the urban core to the mature suburbs, e.g., Morris County. The County also saw movement to Orange County in New York. Lesser numbers of people moved further out to Warren and Hunterdon Counties in New Jersey and the Lehigh Valley Counties of Monroe and Pike in Pennsylvania. Keeping in mind that actual population did increase, Bergen County's net migration was a loss of 30,009 from 1995-2000 and a loss of 34,423 during the period 2000-2005.

Passaic County similarly saw an influx from New York City and Hudson County, but also was the destination for migrants from Bergen County. Passaic County also experienced a net out-migration due to the flow of residents to less-urbanized areas in Morris, Ocean, Sussex, Essex, and Middlesex Counties. Like Bergen, Passaic County experienced a lesser exodus to western areas of Warren County in New Jersey and Monroe and Pike Counties in Pennsylvania. Passaic County experienced a net loss of 30,365 during the 1995-2000 period and an additional loss of 35,795 from 2000 to 2005.

As characterized in the Report, “the migration picture in the north Jersey “urban core” (consisting of Hudson, Essex, Union, Bergen, and Passaic Counties) consists of 1) in-migration from New York City; 2) outflow from Hudson to the rest of the urban counties; 3) a large flow from Essex to slightly less urban Union County; 4) roughly even exchanges among the rest of the core counties; and 5) significant outflows from all five core counties to the surrounding ring of “maturing suburban” counties, particularly Middlesex and Morris.” (“Moving Out” 2006 NJ Future)

Morris County is home to both mature suburbs and sparsely developed suburbanizing areas. The eastern section of the County and portions along Interstate Route 80 are largely built-out, while further west the County is still somewhat rural. With this dichotomy, the County has experienced both large outflows and significant in-migration. The largest outflows from the County were almost evenly distributed amongst Warren, Sussex, Somerset and Ocean Counties, with lesser movement to Hunterdon County in New Jersey and Pike and Monroe Counties in Pennsylvania. Morris County was also the recipient of westward movement from the urban core of Bergen, Passaic and Essex Counties and New York City. During the years between 1995 and 2000, Morris County had a net loss of 6,226 people to out-migration. Again during the 2000-2005 time period, the County saw net out-migration of 8,825.

Somerset County is somewhat similar to Morris in that it has both mature suburbs and more rural outlying areas, and has recently begun to experience more net outflow due to migration. During the years from 1995 to 2000, the County saw net in-migration from Union, Middlesex, Essex, Morris, Bergen and Hudson Counties in New Jersey, as well as migrants from New York City. During the same time period, the County exported people to Hunterdon, Warren, Ocean and Monmouth Counties in New Jersey and Pike County in Pennsylvania. Ultimately, during 1995-2000, the County saw a net in-migration of 7,371 people. Statistics for 2000-2005 tell a developing story with movement out of the County continuing, but not being fully offset by movement in, resulting in a net out-migration of 918.

Sussex County is traditionally characterized as a rural, agricultural area, although it has been feeling the pressures of suburbanization. The County has received residential inflows from Bergen, Passaic, Morris and Essex Counties, but lost population to Warren County in New Jersey and Pike and Monroe Counties in Pennsylvania. Sussex also witnessed an anomalous outflow to Union County, a movement that can perhaps be explained by job relocation. Overall, during the period between 1995 and 2000, Sussex County saw a net loss of 3,614 people due to outflow,

but a gain from 2000-2005 of 4,664 net migration.

Hunterdon County has been experiencing in-migration from other New Jersey counties for the last decade. Population inflows have come from Somerset, Middlesex, Union, Morris, Bergen, Hudson and Essex Counties in New Jersey, as well as from New York City. At the same time, Hunterdon residents are moving out to Warren County in New Jersey and across the Delaware River to Northampton and Bucks Counties in Pennsylvania. Net in-migration during 1995-2000 was measured at 1,688 and continued to grow to 4,258 during the 2000-2005 time period.

Warren County, arguably one of the most agricultural counties in the State, was subject to net in-migration at rates very similar to Hunterdon County, although from different locations. Warren County did not have a significant outflow to any other New Jersey counties, but instead saw its movement to Pennsylvania, most notably Northampton and Monroe Counties on the western shores of the Delaware. In-migration to Warren came from ten counties in New Jersey – Morris, Hunterdon, Somerset, Union, Essex, Middlesex, Sussex, Bergen, Passaic, and Hudson – and New York City. During 1995-2000 net in-migration was 1,333. The numbers rose during 2000-2005 to a net domestic migration of 4,678.

These movement patterns in New Jersey tell a story of redistribution. Although there are only modest increases in population overall, there are significant losses of open spaces to land development. Altogether 56% of the entire Highlands Region is zoned for low-density development and only 1% is zoned for a mixture of uses. From 1986 to 2002, according to land use/land cover data, municipalities in the Highlands saw a 25 percent increase in land classified as developed. Increases ranged from 17% in Somerset County and 18% in Passaic County to 34% in Hunterdon County and 36% in Warren County. New Jersey residents have been rearranging themselves, using more land for less people while spreading out across the Highlands into less-urbanized areas.

In addition, property tax rates are rising in communities because of the increased need for municipal services. The lack of housing choices is driving homebuyers west and out of the northern part of the State. Employers, and therefore jobs, have been relocating to the suburbs with knowledge-based industry increases and manufacturing declines, compelling New Jersey residents to live further away from urban areas. By 1990, north-central New Jersey was considered the 'fifth largest metropolitan office market in the county' (Hughes & Seneca, 2006). The quick-fix of moving out into these less-dense, far-reaching communities has detrimental side-effects as people continue to commute to work, using the New Jersey transportation system (NJ Future, 2006).

A more in-depth look at the movement of New Jersey residents by county reveals that 57% of the moves were made among New Jersey counties (NJ Future, 2006). However, the State of Florida and eastern counties of Pennsylvania also received large inflows of New Jersey populations. An analysis of the seven Highlands counties demonstrates these changes (see table New Jersey Migration by County, 1995-2000). In the north, increasing suburbanization has prompted New Jersey to receive an inflow from New York State, and particularly, New York County which contains the Borough of Manhattan. The reconfiguration of the State's population requires that a deeper examination of the resulting housing issues must take place.

The 2000 U.S. Census provides statistics on county-to-county migration between 1995 and 2000, which are shown in the following table, entitled New Jersey Migration by County (1995-2000). The migration of New York State residents into New Jersey, particularly in Highlands Counties, is evidenced by the given population flows. Particularly, Bergen, Morris, Passaic, and Somerset Counties gained large amounts of citizens from New York, although only Sussex and Warren Counties had a net increase in residents when counting for migrants out of Highlands counties. New York County also lost a great deal of residents to each of the following counties: Somerset, Passaic, Morris. Populations from Highlands counties also had large outflows to Florida and the Lehigh Valley. All of the seven Highlands counties had a net migration to Florida, which is dissimilar to the other regional shifts discussed. According to Census information on county to county migrations, in 2000 the New Jersey counties with the highest number of migrants into the Lehigh Valley (Pike, Monroe, and Northampton Counties in Pennsylvania) are Warren (4,135), Morris (2,111), and Bergen (1,893) Counties. Sussex, Hunterdon, Passaic, and Somerset Counties all had large numbers of migrants to the Lehigh Valley with populations reaching 1,860, 1,332, 1,254, and 1,205 respectively (2000 U.S. Census).

New Jersey Migration by County (1995-2000)

County of Origin	Place of Destination	Migration Flow	Reverse Flow	Gross Migration	Net Migration
Bergen	New York State	20238	38663	58901	-18425
Hunterdon		848	1755	2603	-907
Morris		5346	9360	14706	-4014
Passaic		5715	8025	13740	-2310
Somerset		3174	7098	10272	-3924
Sussex		3228	2276	5504	952
Warren		831	1219	2050	-388
Bergen	Manhattan	6237	9423	15660	-3186
Hunterdon		135	320	455	-185
Morris		1763	1620	3383	143
Passaic		811	1468	2279	-657
Somerset		1236	793	2029	443
Sussex		164	176	340	-12
Warren		79	94	173	-15
Bergen	Florida	13511	3348	16859	10163
Hunterdon		1327	743	2070	584
Morris		7404	1857	9261	5547
Passaic		8249	1506	9755	6743
Somerset		3113	1315	4428	1798
Sussex		2149	741	2890	1408
Warren		1143	511	1654	632
Bergen	Lehigh Valley	1893	280	2173	1613
Hunterdon		1332	361	1693	971
Morris		2111	765	2876	1346
Passaic		1254	264	1518	990
Somerset		1205	392	1597	813
Sussex		1860	673	2533	1187
Warren		4135	1584	5719	2551
* Lehigh Valley includes Pike, Monroe, and Northampton Counties in Pennsylvania					

Source: 2000 U.S. Census County-to-County Migration Flow Files (1995-2000)

THE JOBS-HOUSING BALANCE

There is a disparity between jobs and housing opportunities in the State of New Jersey. In northern New Jersey where many residents commute to New York City and the surrounding suburbs, the case is particularly evident. Many Highlands workplaces are located and growing in suburban areas within Morris and Somerset Counties. Bergen, Morris, and Passaic Counties have the largest population of resident-workers paired with the highest employment figures of the Highlands counties. Approximately 80% of the people who live in the Highlands work in Highlands counties. Excluding workers who reside in the same county of employment, the counties with the next highest employment records from other counties include Morris and Passaic; Morris receives the majority of its workers from Sussex, Warren, and Hunterdon counties while Passaic receives most of its workers from Bergen and Morris Counties (See Appendix F: County-to-County Work Flows).

Sprawling development and increased commute times are a result of a jobs-housing imbalance. Both housing and jobs are being developed in places where transit does not currently exist (Brookings, 2006). Many people prefer

to live close to their work-places, but are unable to because of the increasing cost of housing in northern New Jersey, spurring growth toward the south and western areas within and outside the State. The average commuting time for New Jersey residents has increased from 25.3 minutes in 1990 to 30.0 minutes in 2000, the third-highest time in the nation (NJ Future, 2006).

Recent data from the North Jersey Transportation Planning Authority (NJTPA) demonstrates the extent of increasing commutes from the Lehigh Valley and across northern New Jersey. In their recent I-78 Corridor Transit Study, NJTPA found that 76% of the 6,000 commuters on Route 78 East at Milepost 0, at the border between Pennsylvania and New Jersey, between the peak hours of 6 and 10am traveling westward are destined for locations throughout the Highlands counties, mostly in Hunterdon (25%) and Somerset (24%) Counties. At Milepost 10 in northwestern Hunterdon County during the peak period, 61% of the commuters originate from Lehigh Valley and end in various parts of New Jersey, New York, and Connecticut, again mostly in Hunterdon (29%) and Somerset Counties (29%). Additional evidence found in the Highlands Transportation Technical Report reveals that out of all of the origins and destinations in the Highlands Region, 72% of those who commute did so by vehicle trips (Highlands Sub-Area NJTRM Model). The jobs-housing imbalance also has implications for air quality, traffic times, and commuter costs. Total vehicle miles driven and tailpipe emissions both increase when jobs and housing are not geographically balanced (APA 2003). By providing a better balance of jobs to housing of all types, tailpipe emissions and the number of hours that vehicles are operating can be reduced.

According to a Rutgers Regional Report on transportation and the economy, James W. Hughes and Joseph J. Seneca contend that there is a clear link “between accessibility, efficient transportation systems, economic advancement, and standard of living” (Hughes & Seneca, 2005). New Jersey boasts the highest median household and family incomes across the nation, but without the support of an efficient transportation system, this would not be possible. However, expansion of the New Jersey transportation system, specifically the interstate highways, has reached capacity. Upgrading of the current system is necessary. Especially in light of new technologies, there is a need to reduce congestion-times and cost increases to stakeholders in order to maintain the current state of the economy, but transportation resources are diminishing. Even in the age of the new knowledge-based economy, we are dependent upon efficient transportation with the increased need for mobility (Hughes & Seneca, 2005).

Jobs Housing Balance Analysis

A typology of jobs to housing was created using 2000 United States Census Bureau population figures and 2005 first through third quarter average employment from the New Jersey Department of Labor and Workforce Development (NJLWD). Ratios demonstrating the number of jobs within the municipality per resident were created and revealed the disparity between jobs and housing opportunities in the Highlands Region. (See Appendix G for data sources and methodology). Statewide standards from the New Jersey State Development and Redevelopment Plan (SDRP) criteria for jobs-housing ratios in planning areas and the American Planning Association (APA) report on the “Jobs-Housing Balance” were consulted to identify target jobs-housing balances in the Highlands Region. According to the APA, the recommended target standard which implies a balanced jobs to housing ratio is 1.5:1, given the assumption that the average number of workers per household is approximately 1.5 (APA, 2003). Additional noted sources demonstrate the specific interests in the jobs to housing balance and will also be considered in identifying appropriate ratios. The SDRP recognized that encouraging the preservation and expansion of the supply of “safe, decent and reasonably priced housing” is done by improving access to jobs and housing. A SDRP policy recommendation calls for municipalities to include a balance in the “location of housing in proximity and easy access to employment areas” (SDRP, 2001). In addition, the designation of growth areas known as Centers in the Plan Endorsement process of the State Plan, are “planned to be the location for much of the growth in New Jersey” necessitating proper location, design, capacity and land to support the growth (SDRP, 2001).

The table below demonstrates the population, housing, and job densities and jobs-housing ratios by county, with statistics for Highlands municipalities only. The Highlands municipalities in Bergen County are densest of all the Highlands counties and subsequently have the highest jobs-housing ratio. The Highlands municipalities in Passaic

County, located in the northern half of the county, have the lowest jobs-housing ratio, but a moderate population, housing, and job density. A breakdown of employment and population in the Highlands demonstrates that the majority of jobs are located in Mahwah Township, Hanover Township, Morristown, and Parsippany-Troy Hills Borough, while the most densely populated areas are Dover, Morristown, and Victory Gardens Borough. Towns with the highest jobs to housing ratios include Morris Plains, Chester Borough and Lebanon Borough and the town of Morristown (see Appendix H).

The findings from this analysis will be utilized during municipal Plan Conformance, when further evaluation of regional and local employment and housing conditions will be performed and supported by a Municipal Conformance Build out analysis.

Population, Housing, and Job Densities for Highlands Counties

County Totals (For Highlands Municipalities)	Population Density (persons/acre)	Housing Density (houses/acre)	Job Density (jobs/acre)	Job: Housing Ratio
Bergen	1.63	0.62	1.02	1.6: 1
Hunterdon	0.45	0.16	0.14	0.9: 1
Morris	1.43	0.53	0.82	1.5: 1
Passaic	0.80	0.29	0.15	0.5: 1
Somerset	0.91	0.38	0.46	1.2: 1
Sussex	0.70	0.27	0.15	0.5: 1
Warren	0.54	0.22	0.20	0.9: 1

Source: NJLWD Employer Database [First through Third Quarter 2005 Averages] and 2000 U.S. Census

AFFORDABLE HOUSING

COAH and Affordable Housing in the Highlands

The obligation to provide realistic housing opportunities for low and moderate income families has been recognized as an important principle for municipalities since 1985 when New Jersey sanctioned equality in housing. In 1975, the New Jersey Supreme Court case known as *Mount Laurel I* (*Southern Burlington County NAACP v. Township of Mount Laurel* (67 N.J. 151, 336 A.2d 713 (1975) appeal dismissed and cert. denied, 423 U.S. 808, 96 S.Ct.18 (1975)) ruled that there exists a ‘constitutional obligation to provide a realistic opportunity for the construction of low- and moderate-income housing’ for developing municipalities (APA, 2003). A subsequent Supreme Court Case expanded the *Mount Laurel I* doctrine for all municipalities to share in the obligation [*Southern Burlington County NAACP v. Township of Mount Laurel* (92 N.J. 158, 456 A.2d 390 (1983))] in *Mount Laurel II*. The State Legislature responded to the *Mount Laurel II* Supreme Court case decision with the passage of the New Jersey Fair Housing Act (1985), which established COAH. The constitutional obligation facilitated by the Fair Housing Act calls for each municipality in the State to provide affordable low and moderate income housing.

As the leader in statewide affordable housing policy, COAH strives to provide “sound, affordable housing for low and moderate income households by providing the most effective process to municipalities, housing providers, nonprofit and for profit developers to address a constitutional obligation within the framework of sound, comprehensive planning” (COAH Mission Statement, 2006). COAH has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning considerations. Municipalities have had the opportunity to submit housing plans to COAH for substantive certification under the agency’s rules since 1985. Currently, the third round of this process is taking place pursuant to the Third Round Substantive Rules (N.J.A.C 5:97).

In order to become certified by COAH, participating towns must meet certain criteria including the submission of a municipal housing element, and a fair share plan to address both the cumulative residential and non-residential development in order to establish the appropriate share of affordable units. The housing element shall be designed to achieve the goal of providing affordable housing to meet the fair share obligation, by demonstrating that existing zoning or planned changes in zoning provide adequate capacity to accommodate household and

employment growth projections. Within two years of the plan submission to COAH, municipalities must petition for substantive certification in order to remain (or become) under COAH jurisdiction. Although the process is voluntary, COAH provides specific guidelines for local governments to follow in pursuing their affordable housing obligation. Participation in the Substantive Certification program provides benefits to municipalities, including protection from exclusionary zoning litigation (also referred to as builder’s remedy lawsuits), flexible options for addressing affordable housing obligations, and priority for state funding. It allows municipalities to collect development fees to fund housing initiatives and provides a variety of mechanisms that do not necessitate new construction to address housing obligations..

The following table summarizes the rehabilitation share and prior round obligation, excluding any credits, reductions, and adjustments. It also provides COAH’s household and employment projections, to which a municipality would apply a growth share ratio (after factoring for exclusions) to initially calculate the third round obligation (roughly for every five market-rate residential units constructed from January 1, 2004 to December 31, 2018, a one-unit affordable housing obligation is generated and for every 16 jobs resulting from new or expanded non-residential construction within the municipality from the same time period, a one-unit affordable housing obligation is generated).

Highlands Region Housing Obligations

Highlands Region Housing Obligation	As Presented in the Adopted Third Round Rules	As Presented in the Proposed Amendments to the Third Round Rules
Rehabilitation Share	2,072	NA
1987-99 Prior Round Obligation	7,870	NA
Projections - Net Changes 2004 -2018 (housing)	37,449	30,730
Projections - Net Changes 2004 -2018 (employment)	84,084	100,268

The Highlands Council is coordinating with COAH to ensure that municipalities meet their housing obligations and that affordable housing is planned and sites are designed to meet the resource protection requirements of the Regional Master Plan. The affordable housing obligations and determination of how they may best be met remain with the individual municipalities. It is recognized that the five municipalities which are located completely within the Highlands Preservation Area (Bloomsbury Borough, Califon Borough, and Glen Gardner Borough in Hunterdon County, and Ringwood Borough and West Milford Township in Passaic County) will require greater assistance from the Highlands Council, COAH, and other agencies in order to address planning for affordable housing. The Highlands Act requires that COAH “shall take into consideration the regional master plan prior to making any determination regarding the allocation of the prospective fair share of the housing need in any municipality in the Highlands Region under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) for the fair share period subsequent to 1999.”

Affordable housing approaches and obligations for Highlands municipalities shall be evaluated using the following resources:

1. A comprehensive list of existing affordable housing compiled from COAH annual monitoring reports;
2. Existing Housing Elements and Fair Share plans provided by individual municipalities and supported by United States Census data; and
3. Case-by-case reviews of municipal Housing Elements and Fair Share plans in the form of COAH Planners’ reports.

Highlands COAH Grants

The Highlands Council initiated a grants program in August 2005 to support planning efforts that would further the development of the Regional Master Plan. One type of grant offered was the Third Round COAH grant which provides funding up to \$7,500 to assist municipalities in developing local master plan housing elements for submittal to COAH in order to obtain substantive certification and complete third round COAH submissions. Grants providing up to \$12,500 were also available to municipalities that have yet to receive COAH substantive certification to assist municipalities in addressing affordable housing obligations. A total of 47 COAH grants were awarded: 6 grants for municipalities that have yet to receive substantive certification and 41 grants for municipalities petitioning for the Third Round. For a list of the Highlands municipalities who have been awarded a COAH grant see Appendix I.

Highlands COAH Obligation Fulfillment

A study on the affects of regional planning on affordable housing obligation fulfillment indicates that in the past, municipalities in the Highlands Region are more likely to have participated in the COAH process and met their fair share obligations. When comparing the entire State of New Jersey, including the Pinelands and the Meadowlands, to the municipalities in the Highlands, both within the Preservation and Planning Areas, “Highlands municipalities more successfully met their fair housing obligations than non-Highlands” based on second round figures, which are pre-Highlands Act statistics (Bates, 2006). The Highlands Council aims to continue this trend in meeting their affordable housing obligations using innovative approaches as part of implementation of the Regional Master Plan.

The following table, which is clarified further in Appendix J, demonstrates participation status of the 88 Highlands Municipalities in the COAH process as of February 2008.

Council on Affordable Housing Participation Status for Highlands Municipalities

COAH Involvement	Court Proceedings
72	3

Source: COAH, May 2008.

The table above demonstrates current (as of May 2008) COAH participation for Highlands municipalities. The table is intended to provide a perspective on municipal compliance in addressing affordable housing needs, and recognizes that 72 of the 88 (approximately 82%) municipalities in the region are already involved in the COAH Third Round petition process. The information provided by individual municipalities and COAH will also assist the Highlands Council with the municipal conformance process after the Regional Master Plan is adopted. COAH reports that as of February 2008, 7,400 units of affordable housing have been built and another 1,200 produced through Regional Contribution Agreements over the last 20 years. Changes to the Fair Housing Act adopted in 2008 remove the authorization for Regional Contribution Agreements, among other changes. It should be noted, that as additional third round plans become certified, additional completed units will be added.

The NJDEP’s Highlands rules at N.J.A.C. 7:38 et seq. recognize the need for affordable housing in the Highlands. According to the adopted Rules,

“a single family dwelling shall include those group homes, community residences, and other alternative living arrangements that are specifically authorized to be given equivalent treatment as a single family dwelling under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. and that are using or proposing to use a new individual subsurface disposal system or aggregate of equivalent disposal units where the sanitary wastewater design flow is 2,000 gallons per day or less” (N.J.A.C. 7:38-2.3(a)).

The Rules include a waiver provision for affordable housing in the five municipalities which are wholly located within the Preservation Area of the Highlands.

7:38-6.9 Waiver for the construction of a 100 percent affordable housing development

(a) In order to afford Bloomsbury, Califon or Glen Gardner Boros in Hunterdon County, and Ringwood Boro and West Milford Township in Passaic County reasonable opportunity to include housing for low and moderate income households in their Fair Share plans as required by the Mount Laurel Doctrine (67 N.J. 151(1975), the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), and Council on Affordable Housing (COAH) regulations (N.J.A.C. 5:91-1 et seq.), the Department may, in its discretion, waive any provision contained in this chapter on an individual case by case basis to permit the construction of housing in these towns that is exclusively comprised of low and moderate income dwelling units, as defined by COAH pursuant to N.J.A.C. 5:93-5.5 and N.J.A.C. 5:94-4.6.

This waiver provision allows for the provision of affordable housing that is in demand throughout the Region, particularly in 100% Preservation Area towns. The recognition of alternative methods for the creation of affordable housing is important in the Preservation Area since housing will be built on a smaller scale, yet meeting needs of low- and moderate-income families.

Regional Income Limits

COAH has established regional income limits to qualify individuals and families for affordable housing. The COAH regions within the Highlands are represented by three county groupings: Bergen/Passaic/Sussex; Hunterdon/Somerset; and Morris/Warren. Each of these county groupings has separate income limits for various size households based on the median income for those areas. These figures can be found in Appendix K, Affordable Housing Matrix.

Searches for actual affordable housing units can be conducted by contacting local housing authorities or accessing affordable housing resource data, such as that contained at the NJDCAs' "Guide to Affordable Housing in New Jersey," <http://www.nj.gov/dca/codes/affdhousing/affdhsgguide/index2.shtml> , or the New Jersey Housing Resource Center (NJHRC) at www.njhousing.gov.

AFFORDABLE HOMES AND GREEN BUILDING STANDARDS

Affordability and sustainability are equally important criteria to consider when buying or constructing a home. While many people hold the misconception that green buildings are not affordable, it is important to note that in the long term energy efficient features can greatly reduce costs associated with operating and maintaining a home. For this reason, it is important to identify standards for energy efficiency that can make all homes more affordable. Homes should be built in such a way that they are reliable and durable over the years. In addition, energy efficient heating and cooling systems can have a great impact on the long-term affordability of a home.

Green building techniques have become increasingly popular for both environmental and economical reasons and were recently included as part of a minimum requirement for all State funded affordable housing developments in New Jersey (Enterprise, 2006). The New Jersey Green Homes Office at the Division of Housing, NJDCA describes "green building" as a term that is used to define "environmentally, economically, and socially appropriate building techniques that create healthy built environments while simultaneously protecting, restoring and regenerating the natural environment." (NJ Green Homes Office, 2006).

The New Jersey Green Homes Office will assist developers with design standards for building both energy-efficient and affordable green homes. The New Jersey Affordable Green Program (NJAG) was devised to provide guidance and support for efficient, green practices for siting and land use, building design, energy, resource efficiency, and operations and maintenance (NJAG, 2006). In addition, projects funded by the NJDCA require conformance with Energy Star guidelines, which includes a range of products that help to minimize the amount of energy consumed by a home.

GREENWICH TOWNSHIP MUNICIPAL PARTNERSHIP PILOT PROJECT

An affordable housing initiative in Greenwich Township, Warren County has established guidelines for green building and serves as an example of successful implementation of green/sustainable building standards in a community. As part of the Highlands Council's grant program initiated in August of 2005, a Municipal Partnership Pilot Project (MP3) was conducted. The MP3 grant program was devised to make grants to eligible

municipalities for the purpose of initiating studies related to important elements of the Regional Master Plan. Targeted issues included: GIS mapping of environmental features, brownfield redevelopment, growth management in agricultural production areas, town center/transit village development, redevelopment, eco-tourism, transfer of development rights (TDR) planning, economic development, and septic management for lake communities. Greenwich Township, who participated in the MP3 project, initiated an investigation into green/sustainable affordable housing development techniques and strategies in response to the town's third round COAH obligation. Greenwich serves as an example of a community that established minimum green resource standards in their affordable housing ordinance.

The Township requires that a minimum of 10% of the production cost for each affordable unit be used toward green design components or practices, such as LEED (Leadership in Energy and Environmental Design) or green building materials. Greenwich Township experienced one of the fastest growth rates in the State between 1990 and 2000 and has worked to craft a balanced approach for growth management. Their efforts resulted in the realization that because rising energy costs make homes less affordable, more affordable energy-efficient alternatives need to be developed.

COMMUNITY FACILITIES

Community facilities house the many essential services that residents of the Highlands rely upon, such as emergency fire and rescue services. They also include such facilities as government offices, libraries, schools, recreation lands and community centers. The design and location of community facilities vary based on the physical and demographic needs of the region. Community facilities are important fiscal components for towns and the ability to provide services may change based on demographics and budget conditions.

The use of energy efficient or green building techniques and shared services or co-location may assist towns in reducing the overall costs of these local services. The State Energy Master Plan requires that all levels of government plan and evaluate for energy efficiency and greenhouse gas reductions and may assist in both the reduction of green house gas emissions, vehicle miles traveled and energy costs in municipal fiscal plans. The New Jersey Sharing Available Resources Efficiently (SHARE) program offers financial assistance to help local officials take advantage of the benefits of sharing services. The program is administered by NJDCA and offers several grant programs to assist with the identification, development and establishment of new shared services programs.

NEXT STEPS

As part of the continuing efforts of the Highlands Council in implementing the Regional Master Plan, suggestions will be developed to encourage an appropriate jobs-housing balance, creation of a variety and choice of housing, inter-agency coordination, and the creation and maintenance of affordable housing in the Highlands Region.

Interagency Coordination

The interagency coordination between the Highlands Council and COAH (as well as other agencies committed to housing issues) to coordinate, share data, and provide innovative municipal options, will continue in support of the Regional Master Plan, both during and after the Plan Conformance process. The Regional Master Plan will provide information regarding infrastructure availability and areas with significant natural resources which will assist in the proper siting of affordable housing opportunities. Municipalities will benefit from the open communication and feasibility of data sharing which will help to support affordable housing development in the Highlands Region as a whole. (See Appendix L for "The State of New Jersey Housing Policy and Status Report" outlining the NJDCA's housing mission and detailing the range of policies and programs aimed at providing a full range of housing choices for people at all income levels.)

Advancement of Resource Efficient, Affordable Homes

The general move toward energy-efficient homes is supported by a number of existing and developing programs. The Highlands Council will continue to explore these efforts to assure long term affordable housing successes.

The Rutgers Center for Green Building may provide background for voluntary design standards in the Highlands

Region. The Center which was recently established at the Edward J. Bloustein School of Planning and Public Policy will partner with several other existing entities to fulfill its endeavor to become “the pre-eminent interdisciplinary Center for green building excellence in the Northeast” (Center for Green Building 2006).

Standards provided by *LEED (Leadership in Energy and Environmental Design)* and other initiatives for “zero energy” homes will be discussed as part of the voluntary standards for all types of housing. Goals for both market rate and affordable energy efficient homes will also be established.

The National Association of Home Builders provides guidance to homebuilders on green building products and practices. Their guiding principles will be reviewed in order to determine possible national protocol relating to lot design, preparation, and development, resource efficiency, energy and water efficiency, indoor environmental quality, operation, maintenance, and homeowner education, and global impact (NAHB Model Green Home Building Principles 2004).

Affordable Housing Case Studies

Affordable housing needs are fulfilled in various ways. In the Highlands Preservation Area, where future development is limited, it is especially important to evaluate innovative options for fulfilling affordable housing obligations. In the past, inclusionary development, or the creation of a certain percentage of affordable housing within new housing developments, was a key means to fulfill municipal obligations. However, for towns in the Highlands Preservation Area where growth is restricted, alternative approaches will prove critical. Examples of successful affordable housing implementation in New Jersey and surrounding areas may provide guidance for future affordable housing development in the Highlands area.

Specific projects that utilize partnerships for affordable housing between municipalities, counties, non-profits or other housing authorities will be used as case-studies for best planning practices, as well as a resource for information and funding opportunities. Municipalities who have successfully partnered with other public and private entities may serve as examples for implementation of affordable housing. Additionally, they may educate their peers about creative development programs, potential funding sources for affordable housing, ordinances for management of developer fees, and regional partnerships.

Continuing Outreach Efforts to Housing Authorities and Non-Profit Developers

It is important that the Regional Master Plan serve as a resource for addressing affordable housing and utilizing alternative approaches. Through outreach efforts by the Highlands Council, examples of innovative solutions and approaches will be provided to assist municipalities in evaluating all options for satisfying their affordable housing needs. The Council is currently in contact with non-profits, housing agencies, and affordable housing partners in order to reevaluate current programs and protocols for providing affordable units in the Highlands Region. The Highlands Council intends to continue to use housing authorities and non-profits that provide affordable housing resources in the area as a resource to promote variety and choice in housing in the Highlands Region. The Council will continue to support sound housing decisions, particularly those that provide affordability.

Help address Governor Corzine’s Affordable Housing Initiatives

The Governor has promised to create and preserve 100,000 affordable housing units in New Jersey in the next 10 years, as well as several incentive programs in order to reach that number. The Highlands Council intends to maintain and increase the number of affordable units in the Highlands Region and help low- and moderate-income families receive decent housing as part of Governor Corzine’s Affordable Housing Initiative.

New Housing Programs offered by the State of New Jersey will also be utilized. One program particularly significant for the Highlands Region is the Municipal Acquisition and Construction, or MAC, program which provides funds and guidance for municipalities to acquire land and/or existing buildings for construction or rehabilitation as part of their COAH obligation. This option will be reviewed further by the Highlands Council as a potential option for affordable housing obligation fulfillment in the Highlands Region.

REGIONAL DEVELOPMENT

The Highlands Act charges the Highlands Council with developing a Regional Master Plan that includes a Smart Growth Component that consists of an assessment that identifies opportunities for appropriate development, redevelopment, economic growth, and a Transfer of Development Rights (TDR) program. The Smart Growth Component also seeks to identify ways to form livable, walkable, communities in the Highlands Region.

This section will outline the current land use planning context in New Jersey, redevelopment scenarios, and the development and redevelopment approval process in the Highlands. This section will discuss the approach for the identification of developed lands in the Planning and Preservation Area, and undeveloped lands in the Planning Area that are not significantly constrained by environmental limitations and are located near existing development and infrastructure. This Developed Land Analysis identified lands to reflect the existing patterns of development in the Highlands and informed the development of the Regional Master Plan, specifically the delineation of the Existing Community Zone on the Land Use Capability Map.

EXISTING CONDITIONS AND CONTEXT

The Regional Master Plan outlines smart growth principles for the Highlands Region that will help to balance natural resource protection and economic growth. Much of the future growth and development in the Highlands Region will occur in those areas with existing infrastructure, in the form of redevelopment, infill, and adaptive reuse. In the Planning Area, opportunities exist for development on undeveloped lands that are adjacent to existing development and infrastructure.

The New Jersey Office of Smart Growth defines smart growth as a “well-planned, well-managed growth that adds new homes and creates new jobs, while preserving open space, farmland, and environmental resources.” A major tenet of smart growth policy is to reduce the rate of sprawl in favor of compact, transit accessible, pedestrian-oriented, mixed use development utilizing land reuse. (APA, 2002) Sprawl is considered to be low-density land use development that is automobile-dependent, energy and land consumptive. (Davidson & Dolnick, 2004) Redevelopment plays an integral part of achieving smart growth, and in creating a balance between growth and development. Taking advantage of redevelopment opportunities in the Highlands Region will help to redirect growth back into areas with existing infrastructure, which allows for conservation and preservation in areas where appropriate.

Brownfields and grayfields are two types of sites which commonly possess characteristics worthy of investigating for purposes of redevelopment. A brownfields is defined as “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.” Until remediated, brownfield sites can pose risks to the local environment, the physical health of those residing near them, and the social and economic wellbeing of nearby neighborhoods. Grayfields are sites usually containing industrial or commercial facilities exhibiting signs of abandonment or underutilization in areas with existing infrastructure, but generally not known to be contaminated. Another area ripe for consideration for redevelopment are once-lively main street shopping areas and smaller retail centers which have faded as a result of populations shifts and the construction of larger regional shopping areas.

The benefits of redevelopment can be realized both locally and regionally. At the local level, brownfield and grayfield redevelopment improves local neighborhoods by removing blighted or obsolete structures and it returns underutilized parcels back into productive use (tax generating, service providing). At a regional and state-wide level, redevelopment initiatives in established Centers will relieve development pressure from prime agricultural and environmentally sensitive areas. Other benefits of redevelopment include regional economic development and job creation. Redevelopment initiatives create job opportunities; jobs associated with physically redeveloping the area, as well as jobs created as new uses are developed on a site. For brownfields, it has been estimated that each dollar of public sector investment in brownfields, leverages 2.5 dollars in private sector investments overall. (Reddy, Adams, & Richardson, 1999)

PLANNING FOR DEVELOPMENT AND REDEVELOPMENT STATUTES AND POLICIES

Planning for development and redevelopment in New Jersey is guided by a series of policies and statutes established at various levels of government, including local, county, regional, and state planning entities. The Highlands Council is a newly formed entity that will operate within this existing framework.

The following sections provide a general overview of current policy and the legislative framework that guides the planning for development and redevelopment in New Jersey. The framework for brownfields redevelopment will also be discussed, as brownfield redevelopment provides opportunity to accommodate regional growth and redevelopment initiatives. Funding options will also be outlined. The following sections are based on information found in the Complete Guide to Planning in New Jersey, the Redevelopment Handbook, and Remediating and Redeveloping Brownfields in New Jersey.

The New Jersey State Planning Commission was formed pursuant to the State Planning Act of 1985 (N.J.S.A. 52:18A-196 et seq.). The State Planning Commission (SPC) is comprised of representatives from State and local government and the public members and is responsible for the development and implementation of the SDRP. The SDRP provides a policy framework for land use planning in New Jersey and serves as an “an instrument of state policy to guide state agencies and local government in the exercise of governmental powers regarding planning, infrastructure investment and other public actions and initiatives that affect and support economic growth and development in the state.” (SDRP, 2001). The SDRP’s general planning approach is to balance growth and conservation in the State, in part by encouraging Center based growth, maintaining and revitalizing existing communities, and working for the protection, restoration, and integration of the environment and natural systems. (SDRP, 2001) The State Planning Act also created the Office of State Planning, now the New Jersey Office of Smart Growth, which serves as staff to the SPC.

County planning entities also contribute to the overall policies that address growth and development in a region. The County Planning Act of 1935 (N.J.S.A. 40:27-1 et seq.) established the ability for a board of chosen freeholders to create a county planning board. County planning boards are responsible for the development and adoption of a county master plan. A primary objective of a County Master Plan is to “assess the extent and timing of need for capital facilities and to facilitate development of a county capital improvement plan.” (Zorn, 2004) County planning boards undertake regional scaled planning initiatives such as smart growth plans, regional transportation studies, economic development initiatives, and open space planning.

At the local level, the Municipal Land Use Law (N.J.S.A 40:55D-1 et seq.) establishes local planning, zoning, growth, and development regulations. “The MLUL establishes the broad content and procedural framework for how local governments plan for the future, how they review and authorize development projects, and how they integrate private development with public capital improvement programs.” (Zorn, 2004) The Residential Site Improvement Standards (N.J.A.C. 5:21-1.2) establish approval review standards and site improvement standards for residential construction projects. Another pertinent law is the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A et Seq.), which was adopted in 1992. The Local Redevelopment and Housing Law establishes the redevelopment process and gives municipalities the authority to designate “areas in need of redevelopment” and to create and adopt plans to address the redevelopment of these areas.

BROWNFIELD STATUTES AND POLICIES

New Jersey’s brownfield program is headed by the Brownfields Redevelopment Task Force. The Brownfield Redevelopment Task Force was convened pursuant to the Brownfield and Contaminated Site Remediation Act, (N.J.S.A. 58:10B-23 et seq.) and is responsible for coordinating state policy related to brownfields. The Task Force established the New Jersey Brownfield Redevelopment Interagency Team (BRIT), which is comprised of various state agency representatives. The BRIT has been effective in assisting developers, municipalities and others in navigating the brownfield redevelopment process. (Office of Smart Growth, NJDCA, New Jersey Brownfields Redevelopment Resource Kit)

There is a series of statutes in New Jersey relating to brownfields. The Industrial Site Recovery Act (ISRA,

N.J.S.A. 13:1K and NJDEP's rules at N.J.A.C. 7:26B) and the Brownfield and Contaminated Site Remediation Act (BCSRA, N.J.S.A. 58:10B-1 et seq.) are both significant statutes concerning brownfields in New Jersey. ISRA was initially developed to update and replace the 1983 Environmental Cleanup Responsibility Act. It was through the ISRA legislation that the Hazardous Discharge Site Remediation Fund was established, which provides grants and loans to assist in the site remediation process. The 1998 Brownfield and Contaminated Site Remediation Act encouraged flexibility in clean-up, provided tax relief, and provided enhanced liability protection for government entities and private parties. (Zorn, 2004) Recent updates include additional assistance with brownfields to greenfields projects. "Amendments to the New Jersey's Brownfields and Contaminated Site Remediation Act in 2005 specifically dedicate remediation funds for open space acquisition and development as well as redevelopment. The amendments established matching grants up to 75 percent for municipalities, counties and redevelopment entities for the remedial costs for open space and conservation projects." (Association of New Jersey Environmental Commissions, 2006)

Additional brownfields statutes include the Solid Waste Management Act (N.J.S.A. 13:1E-1 et seq.), Underground Storage of Hazardous Substances Act (N.J.S.A. 58:1A-22 et seq.), Brownfields Redevelopment and Natural Resources Damages (New Jersey Legislative A-2444), Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.), the Environmental Opportunity Zone Act (N.J.S.A. 54:4-3.150 et seq. and N.J.S.A. 58:10b-6), Spill Compensation and Control Act (N.J.S.A. 58:10-23.11 et seq.). NJDEP's Technical Requirements for Site Remediation (N.J.A.C. 7:26E) establish minimum remediation requirements for the investigation and remediation of contaminated sites.

The United States Environmental Protection Agency is the lead national agency for managing brownfields. At the federal level, statutes include the Small Business Liability Relief and Brownfields Revitalization Act (P.L. No. 107-118, 115 stat. 2356), Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. s/s 9601 et seq. (1980), or commonly referred to as Superfund, and Resource Conservation and Recovery Act (42 U.S.C. s/s 6901 et seq. (1976).

FUNDING MECHANISMS

At the state level, various grant, loan, and technical assistance programs exist that may be used to help with the planning for and implementation of development and redevelopment projects. Acquiring funding assistance would follow Highlands Council and NJDEP approval of a development or redevelopment project. The Highlands Council will help with the coordination of planning activities and funding programs.

Current New Jersey state programs range in topics that address economic development, housing, brownfields redevelopment, environmental issues, infrastructure, open space, and transportation. While available programs and technical assistance may change over time, examples of programs and technical assistance that may be useful for a project in the Highlands Region include COAH planning assistance, New Jersey Economic Development Authority's (NJEDA) real estate development programs and bond financing, NJDEP Green Acres resources for open space acquisition initiatives, and the New Jersey Board of Public Utilities' Energy Star Homes Program.

Tax Incremental Financing (TIF) or Revenue Allocation District (RAD) financing as it is referred to in New Jersey, is an approach that may be useful for the Highlands Region. RAD funding "allows a municipality with a designated redevelopment area to issue tax-exempt bonds to finance a variety of redevelopment projects. Revenue Allocation District Financing allows future monies generated by the project to be used to pay for infrastructure and other project development costs." (NJDCA, Smart Growth Action Kit, 2004) The Low Income Housing Tax Credit Re-Use Incentives through the New Jersey Housing Mortgage Finance Agency (NJHMFA) offer tax credit percentage points for historic preservation, adaptive re-use and Brownfields redevelopment projects and extra points for utilizing federal historic tax credits (The State of New Jersey Housing Policy and Status Report, 2006).

For brownfield initiatives, the NJEDA and the NJDEP administer the Hazardous Discharge Site Remediation Loan and Grant Program. The Hazardous Discharge Site Remediation Loan and Grant Program awards grant funds for the investigation and remediation work on contaminated sites. The Environmental Infrastructure Financing Program is administered by the New Jersey Environmental Infrastructure Trust, and offers low-cost financing for projects (including brownfield remediation) that protect and improve water resources. (Office of

Smart Growth, NJDCA, New Jersey Brownfields Redevelopment Resource Kit) While not a funding program, the Natural Resource Damages Liability Protection for Developers provides liability protection for non-responsible developers against natural resource damage claims. Natural resource damage claims “arise from releases of hazardous substances that have resulted in injuries to natural resources (loss or impairment of ecological function) or the deprivation of natural resource services (e.g. water supply, recreation, ecological services) with respect to resources owned by, managed by, or otherwise within the trusteeship or co-trusteeship of the State of New Jersey” (NJDEP 2003)

The New Jersey Smart Growth Planning and Program Resource documents the range of assistance available at the state level. The New Jersey Brownfield Redevelopment Resource Kit contains a full listing and description of available brownfield resources. The State of New Jersey Housing Policy and Status Report, 2006 also outlines funding opportunities. For information regarding federal brownfield resources, refer to the 2005 United States Environmental Protection’s Brownfields Federal Programs Guide.

DEVELOPMENT IN THE HIGHLANDS REGION

The Highlands Act charges the Highlands Council with identifying opportunities for appropriate development, redevelopment, and economic growth. Redevelopment is the preferred method for accommodating growth and economic development in the Highlands Region, and will be targeted in areas with existing impervious surfaces, so as to limit the impact to Highlands natural resources. It should be noted that the Highlands Act provides seventeen exemptions, including two allowing for the construction of a single family dwelling on existing lots. The exemption provisions will contribute to the amount and type of development that will occur in the Highlands Region.

The Highlands Act and associated NJDEP rules establish ways that development and redevelopment activity may occur in the Preservation Area. Non exempt development or redevelopment projects must obtain a Highlands permit from NJDEP. However, the Highlands Act does provide for additional incentives for redevelopment through two redevelopment waivers. The first waiver provision is for the redevelopment of previously developed areas as indicated by an impervious surface cover of 70% or greater, and the second is the redevelopment of contaminated sites. In the Planning Area, development activities for conforming municipalities are subject to Highlands Council review.

It should be noted that there may be cases where the restoration and enhancement of areas with contamination is the most appropriate course for a site. Restoration is defined by the NJDEP Office of Natural Resource Restoration, as “remedial action that returns that natural resources to pre-discharge conditions.” Restoring areas, without subsequent redevelopment of the site is often referred to as “brownfields to greenfields”. Supplemental information relating to areas with redevelopment potential will come from municipal, county, and non-profit groups beginning during the Plan Conformance process.

Highlands Redevelopment – Preservation Area

In the Preservation Area, land development is required to be in accordance with the enhanced environmental standards of the Highlands Rules (N.J.A.C 7:38) adopted by NJDEP. NJDEP grants waivers from the Highlands rules on a case-by-case basis for several scenarios, including redevelopment in previously developed areas and brownfields (see N.J.A.C 7:38-6.6 and 6.7). In order to qualify for a waiver from the Highlands Rules, a proposed redevelopment site must be designated as appropriate for development by the Highlands Council. Only those projects that satisfy both Highlands Council’s redevelopment criteria and NJDEP’s waiver criteria may be approved.

In order to initiate redevelopment activities on previously developed lands with 70% impervious surfaces in the Preservation Area, the general process is as follows:

1. The Highlands Council must approve the designation of a redevelopment site, which must have at least 70% impervious coverage and be appropriate for redevelopment. This approval process is called the Highlands Redevelopment Area Designation and can be initiated by any county, municipality, property owner, or

designated agent. The Highlands Redevelopment Area Designation process results in an approval, an approval with conditions, or the denial of an application requesting designation of a Highlands Redevelopment Area. In cases where the Highlands Council determines that a proposed Highlands Redevelopment Area is appropriate for redevelopment, the final determination may include specific conditions to restrict any activities on the site.

2. The NJDEP must review the proposed redevelopment project and issue a Highlands Preservation Area Approval (“HPAA”) with waiver if all necessary requirements are satisfied. A HPAA is a permit to conduct regulated activities in the Perseveration Area and includes a review of the project to determine that it is compliant with all provisions of the Highlands Act.

Redevelopment of a brownfield site requires a three step process:

1. A site must be designated by the NJDEP as a Highlands brownfield. In accordance with N.J.A.C. 7:38-6.6, there are three tracks under which a site may be designated as a Highlands Brownfield, provided that the contamination onsite is not the result of a current or previous agricultural use:
 - ◆ Track One addresses sanitary landfill sites;
 - ◆ Track Two addresses former or current commercial or industrial sites for which:
 - i. Prior to the issuance of a No Further Action (NFA) letter, a remedial action report was completed confirming the presence of contamination onsite, and documenting the current or previous use as a commercial or industrial site;
 - ii. The NJDEP has issued an NFA letter for the entire site for which the brownfield designation is sought as of July 1, 1993, or later; and
 - iii. No discharge of a contaminant has occurred on the site since the date of the NFA letter.
 - ◆ Track Three addresses former or current commercial or industrial sites with suspected or confirmed onsite contamination that have not yet received a No Further Action letter.
 - ◆ In order to receive a brownfields designation from the NJDEP, a Highlands Resource Area Determination (“HRAD”) must be completed. An HRAD identifies and/or verifies the location of any Highlands resource area features. The HRAD is not a permit, but rather a process intended to confirm the presence, absence, or location of a Highlands resource area on a site as well as its boundary. On-site remediation may begin, where appropriate, and it must be conducted in accordance with the NJDEP’s Technical Requirements for Site Remediation (N.J.A.C. 7:26E).
2. The Highlands Council must identify a brownfield location as appropriate for redevelopment, through the Highlands Redevelopment Area Designation process.
3. Finally, the NJDEP reviews the proposed redevelopment project and grants a Highlands Preservation Area Approval (“HPAA”) with waiver if all necessary requirements are satisfied.

For further program details, refer to the Procedures for Highlands Redevelopment Area Designations and N.J.A.C. 7:38. (see figures Highlands Contaminated Site Inventory Tier 1 and Tier 2)

Highlands Development and Redevelopment - Planning Area

Within the Planning Area, development activities may occur in “existing developed areas capable of sustaining redevelopment activities and investment” as well as in “undeveloped areas... which are not significantly constrained by environmental limitations... and are located near or adjacent to existing development and infrastructure.” The Highlands Act’s exemptions will also contribute to development activities in the Region.

A conforming municipality located in the Planning Area would follow established New Jersey state and local procedures for pursuing development, redevelopment, and brownfield redevelopment initiatives. In addition, municipalities should consult the Regional Master Plan Project Review Standards Program, which provides an overview of the technical standards for project reviews of applications submitted to or reviewed by the Highlands Council to ensure consistency with the goals, policies, objectives, program requirements, and other provisions of the Regional Master Plan.

The remediation of brownfield sites in both the Planning Area and the Preservation Area must be conducted in accordance with the criteria required by NJDEP’s Technical Requirements for Site Remediation.

DEVELOPED LAND ANALYSIS

The Highlands Council conducted the Developed Land Analysis (Analysis), which identified areas that have been previously developed as indicated by existing land use conditions and defined criteria. Growth and redevelopment initiatives will be targeted primarily in these identified areas. It should be noted that this analysis is based upon existing conditions.

The identification of actual redevelopment and land development sites will be initiated by municipalities pursuant to local plans that are in conformance with the Regional Master Plan. The Highlands Council will work with municipal and county stake-holders regarding site specific land development and redevelopment initiatives beginning during the Plan Conformance process and continue thereafter.

Technical Approach

The Council conducted a Developed Land Analysis, which consisted of two steps:

- Gathered regional indicators related to existing development patterns in the Region.
- Categorized developed areas based on regional indicators (including current land uses, development activities, population density, impervious surfaces, and existing infrastructure). The Council's Developed Land Analysis captured lands ranging from compact development to lower density suburban style development. The range of developed lands is included in the following land use categories:
 - a. Core Developed Areas;
 - b. Moderate Developed Areas;
 - c. Suburban Fringe Developed Areas; and
 - d. Rural Developed Areas.

In order to coordinate science and planning initiatives, the Council developed a land use codification system. The land use codification system is discussed in Appendix M, and supports the Developed Land Analysis.

Findings

Existing Development Indicators:

2000 United States Census Bureau information population figures were collected at the Census block and block group level for the Highlands Region. A dasymetric mapping analysis was used to refine Census information. Generally speaking, dasymetric mapping takes aggregated data, and spatially defines it based upon supplemental data. (Mennis, 2003) In this case, the dasymetric mapping reallocated population within the Census boundaries (block and block group) based upon environmental constraints to development (such as Highlands Open Waters or steep slopes), existing land uses (such as high or low density residential), and other features (such as preserved land and road right of ways) that would likely give some indication of areas of inhabitation. The goal of the dasymetric mapping was to determine how population figures are spatially distributed within each block group in the Highlands. The dasymetric mapping analysis indicates that there are approximately 9,000 acres of existing land with residential densities of 5 dwelling units per acre or greater. The results are presented in the figure *Highlands Population Density*.

Housing and employment figures for municipalities in the Region were evaluated. The results of these analyses are presented respectively in the Housing and Land Use Change sections of this technical report.

Existing development and areas that have been previously disturbed were identified in part by the Highlands Council's impervious surface analysis, as well as through the 2002 LULC data set. The Highlands Act broadly defines impervious surfaces to mean "any structure, surface, or improvement that reduces or prevents absorption of stormwater into land, and includes porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar structures, surfaces, or improvements". (Section 3). The results of the Highlands impervious surface analysis are presented in the figure *Highlands Impervious Surface*.

Developed areas were categorized into land use type based upon LULC data. These categories are included in Appendix M, entitled Highlands Land Classification Data Layer Relationship. Several data layers were developed

based upon LULC data and include Non-residential Waste Generating, Waste Generating, and Active Use Lands data layers. The Non-residential Waste Generating land use layer was intended to capture urbanized lands that generate waste, including commercial, service, industrial, mixed urban lands, cultural centers, airports, and military reservations. The Waste Generating land use was intended to capture the range of land uses, including both residential and non-residential urbanized lands that generate waste. Both layers were compared with Utility Assessment data in order to identify urbanized lands outside of existing areas served with wastewater services (likely served by on-site wastewater disposal units). The Active Use data layer is similar to the Waste Generating land use data layer, but includes additional land uses. The contents of these data layers are contained within Appendix M.

Utility Infrastructure Indicator

The Utility Analysis consists of both a potable water supply analysis and a wastewater treatment analysis. The Utility Analysis identifies current infrastructure, demand, and infrastructure capacity. Community infrastructure, wastewater in particular, is an important element to the identification of potential development and redevelopment areas, as these systems can facilitate or constrain development. With regard to wastewater, the Utility Analysis delineated areas served with existing sewer service. Results indicate that about half the population of the Highlands Region is currently served by wastewater infrastructure, located primarily in the Planning Area.

The Highlands Act requires in the Preservation Area, with limited exceptions, the deletion of any planned service areas that lack current “in the ground service” from a wastewater treatment system. Pursuant to the Highlands Act in the Preservation Area, only sewer areas currently served were be considered. In the Planning Area, approved sewer service areas may be considered for additional growth.

Transit Indicator

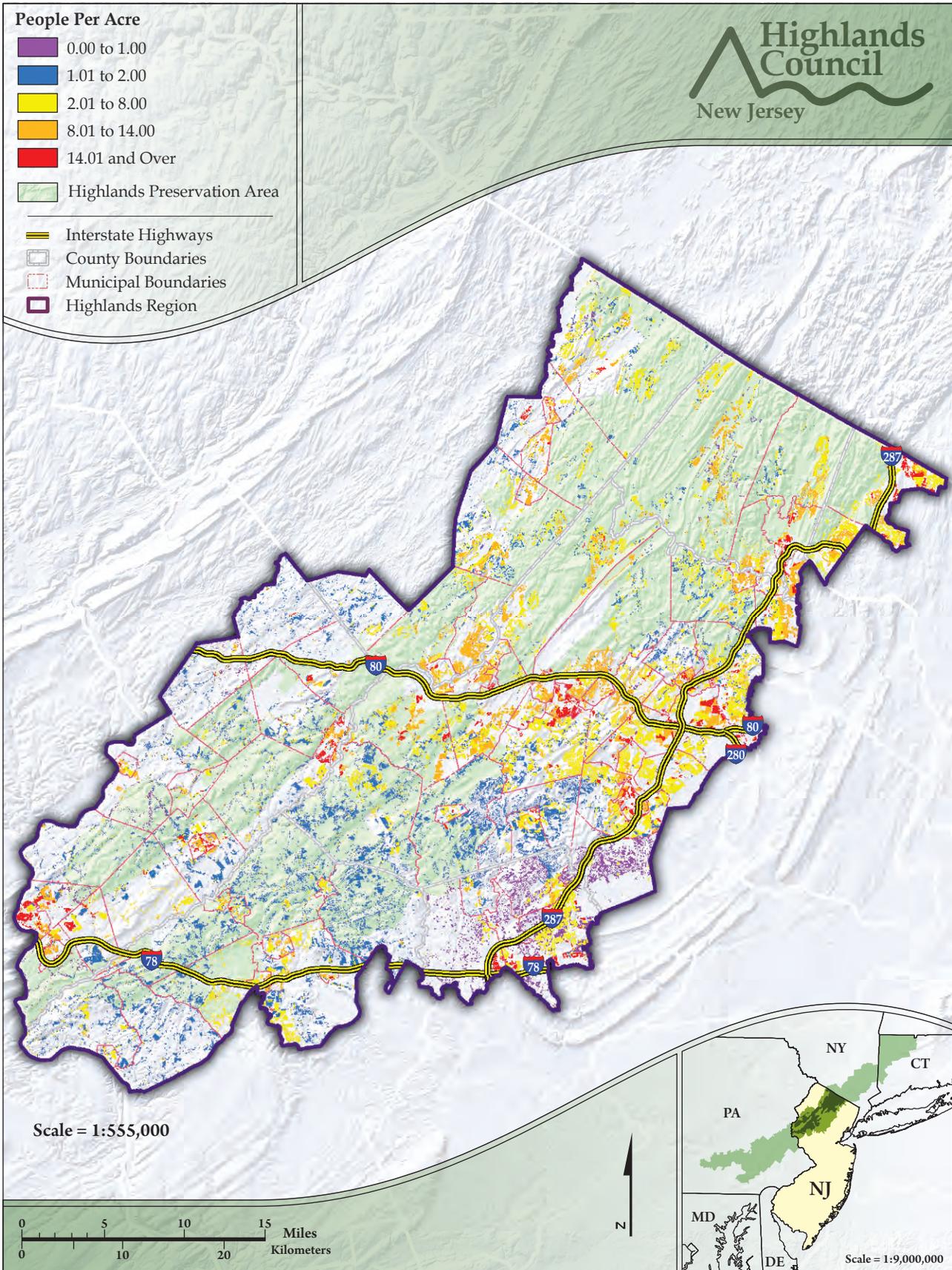
The Transportation Analysis identifies methods to promote a sound and balanced transportation system while safeguarding the natural resources of the Highlands Region. The analysis identified regional roadway-transit networks that serve as broad north-south and east-west geographical bands representing significant regional roadway linear miles, NJTransit rail and bus routes, and private carrier bus lines. The indicators for the analysis included: all Interstate, US and State roads, and select county highway roads, bus routes, rail stations, and park and ride facilities. These corridors and networks were used as an indicator of transportation system intensity.

Of particular interest are those areas within transportation “capture areas”, which estimate the general area from which transportation and transit services attracts users. For example, a capture area for a bus stop is the area from where bus riders are drawn. For non-motorized travel, a capture area can also be referred to a “pedshed” which denotes the distance that a pedestrian will comfortably travel to access transit services. Generally speaking, people will walk between ¼ and ½ mile to access a train station or bus terminal, however, this is very dependent upon the walking environment, the trip purpose, perceived safety, and the travel service frequency. Additional growth, redevelopment, and revitalization initiatives in these areas will support the use of existing public transportation. The analysis incorporated an evaluation of lands adjacent to transit and roadway facilities within the Highlands Region by incorporating lands within one mile of train stations as well as developed lands within one-half mile of park and ride facilities, and one-quarter mile of roads.

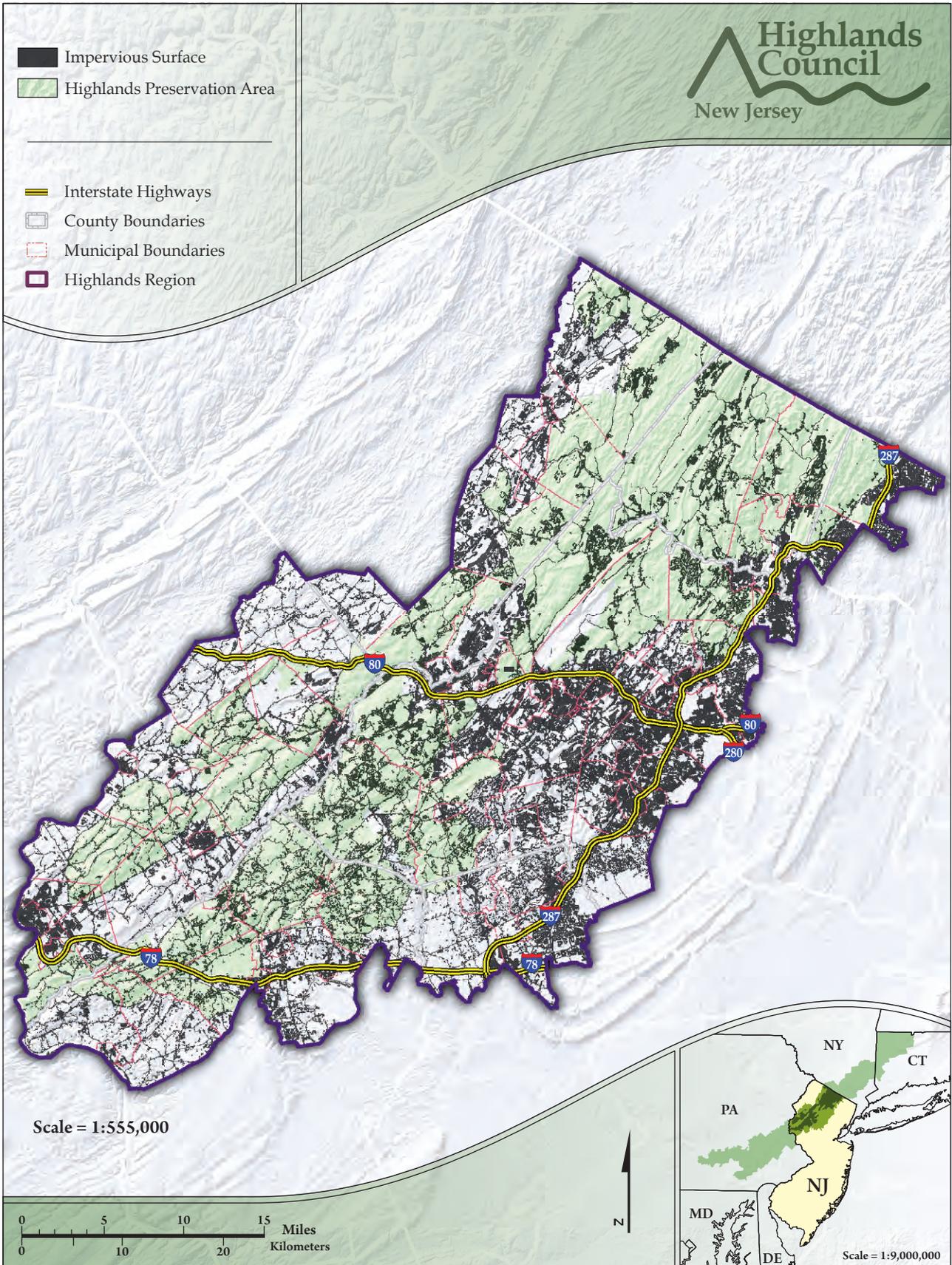
POPULATION DENSITY (2002)



- People Per Acre**
- 0.00 to 1.00
 - 1.01 to 2.00
 - 2.01 to 8.00
 - 8.01 to 14.00
 - 14.01 and Over
- Highlands Preservation Area
- Interstate Highways
 - County Boundaries
 - Municipal Boundaries
 - Highlands Region



IMPERVIOUS SURFACE



Contaminated Site Indicator

The contaminated site inventory is a compilation of existing data sets, that were pared down in order to gain the most appropriate and useful information. The contaminated site inventory will be updated, to include additions and deletions as needed based upon input from local, county, state, and non-profit stakeholders beginning during the Plan Conformance process. The contaminated site inventory indicates that in the Highlands Region, there are nearly 600 potential brownfield sites in the Highlands Region covering approximately 14,000 acres of parcels in 82 Highlands communities. The inventory’s two categories, Tier 1 and 2, and are shown spatially in the figures *Highlands Contaminated Site Inventory –Tier 1 Sites* and *Highlands Contaminated Site Inventory –Tier 2 Sites*.

Highlands Contaminated Site Inventory Tier 1 & 2 Sites

	Preservation Area Sites	Planning Area Sites	Highlands Region Sites
Tier 1	85	139	224
Tier 2	0	364	364

Appendix N contains the full methodology for developing the contaminated site inventory and Appendix O contains Remedial Level definitions. Appendix P contains additional potentially contaminated sites, including Non-Operating Landfill Sites and those listed in the NJDEP Site Re-Evaluation Report (posted August 15, 2006) and Progress Update (September 20, 2007). These sites were awaiting the execution of an oversight document, such as a Memorandum of Agreement or Administrative Consent Order, or the availability of resources for a publicly funded action prior to assignment to a specific remedial bureau. The Site Re-evaluation Report Progress Update assigned a status to each pending sites. This site list was not available at the time that the contaminated site inventory was developed, and as such, they are not a part of the Highlands contaminated site inventory.

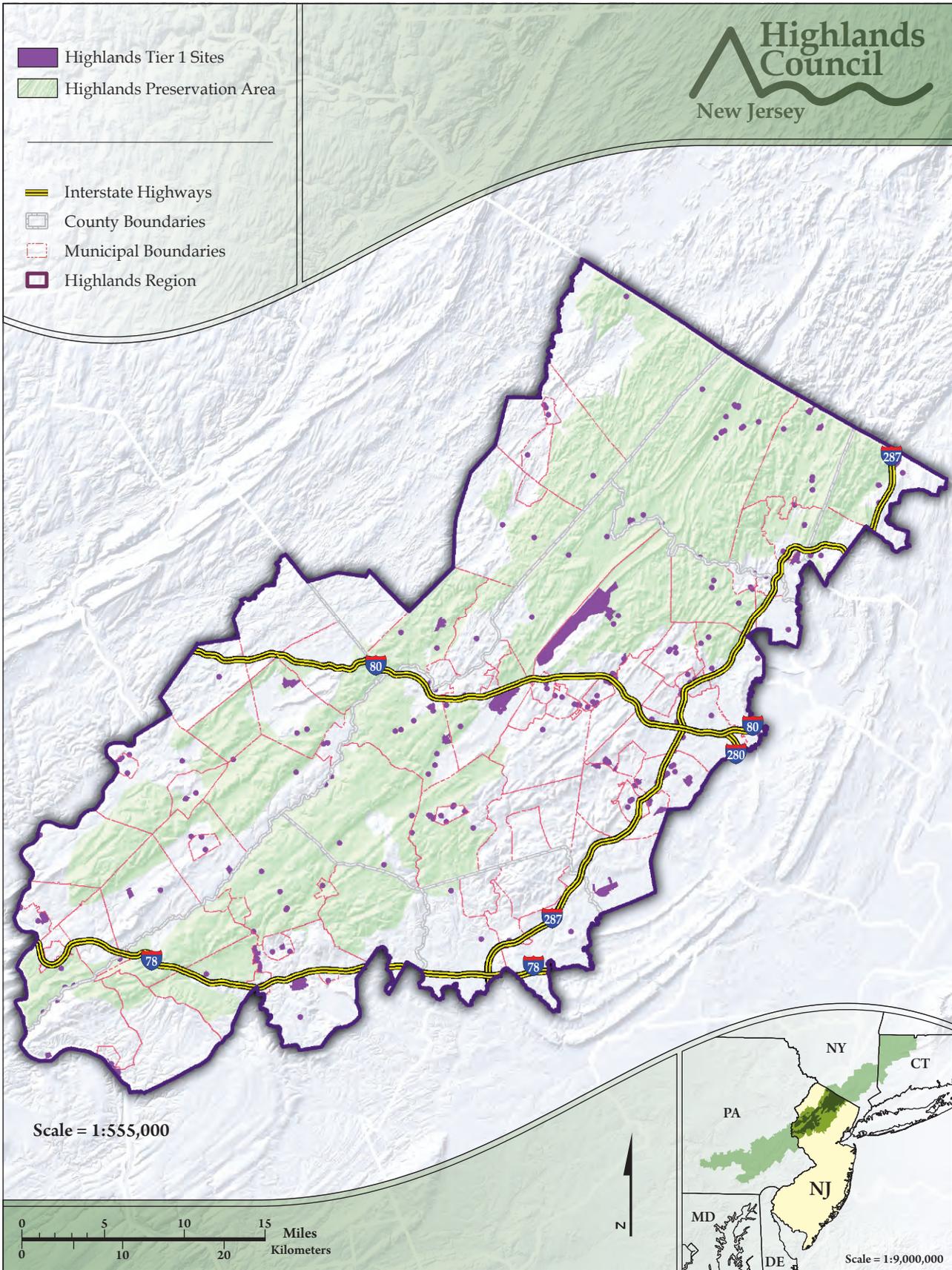
Existing Redevelopment and Local Initiatives Indicators

A list of proposed and/or existing redevelopment sites and areas gathered from a review of state and county planning documents. (See Appendix Q) These lists do not represent Highlands Council and/or NJDEP approval of brownfield or redevelopment sites. These lists function as a tool to help gauge the amount of redevelopment initiatives in the region. These lists will continue to be updated and refined with municipalities and counties beginning with the Plan Conformance Process.

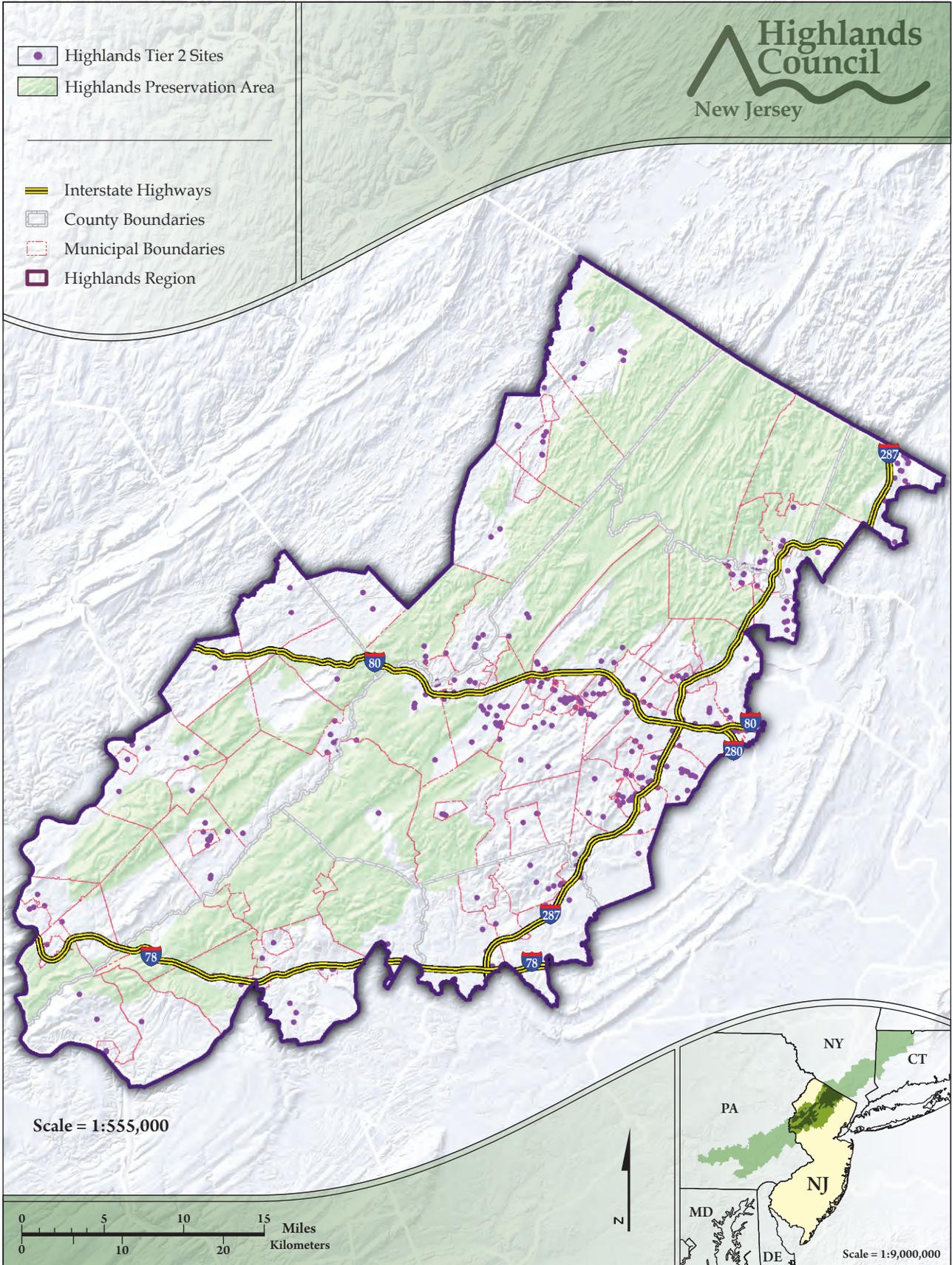
Redevelopment Proposals:

The New Jersey Office of Smart Growth reviews area in need of redevelopment resolutions, and has provided information about recent (post 2003) redevelopment proposals. See Appendix Q for a list of proposed redevelopment projects in the Highlands Region that have been filed with the New Jersey Office of Smart Growth since 2003.

HIGHLANDS CONTAMINATED SITE INVENTORY: TIER 1 SITES



HIGHLANDS CONTAMINATED SITE INVENTORY: TIER 2 SITES



Cross-Acceptance Identified Redevelopment Areas:

The State Planning Act of 1985 assigned the State Planning Commission with the task of preparing, revising, and readopting the SDRP periodically. The means for preparing and revising the SDRP is called Cross-acceptance, and is defined as “a process of comparison of planning policies among governmental levels with the purpose of attaining compatibility between local, county and State Plans.” (N.J.S.A. 52:18A-202(b)).

One of the planning documents created in support of Cross-Acceptance is the Cross-Acceptance Report, which outlines the degree of consistency or inconsistency of local, regional, and county planning documents with the Preliminary Plan. Of particular interest to this planning document review, is the required element to “provide information on all existing and proposed redevelopment areas located within the county”. (Office of Smart Growth, Cross-Acceptance Manual) This section only reports on those Cross-Acceptance identified areas that are within the Highlands Region. Note that some county reports did not discuss existing redevelopment opportunities or identified sites fell outside of the Highlands Region. See Appendix Q for a listing of Cross-acceptance identified potential Redevelopment Areas.

State Program Participants

The following table lists those Highlands communities participating in State programs targeted at smart growth planning, community development, and downtown revitalization. These programs include:

- Designated Center, which is a compact form of development recognized by the State Planning Commission. Note: All Highlands Designated Centers expired on 01/07/2008, except for Byram (expires 05/19/2010), Stanhope (expires 10/16/2008), and Sparta and Vernon (expire 07/16/2009). Centers may be redesignated by the State Planning Commission and the Highlands Council;
- The New Jersey Department of Commerce administers the Urban Enterprise Zone (UEZ) program, which allows participating businesses to access financial programs designed to stimulate job creation and business growth;
- The Main Street New Jersey, which is a NJDCA program intended to assist local business districts; and
- The Transit Village Initiative, which is a joint endeavor between NJDOT and New Jersey Transit, helps to redevelop and revitalize communities around transit facilities.

State Program Participants

Counties	Municipalities	Designated Center Name & Type*	Urban Enterprise Zone	Main Street New Jersey	Transit Village
Morris	Boonton			Designated	
Morris	Dover	Dover (Regional) Center, 1994			
Morris	Mendham Borough	Mendham (Village) Center, 1995			
Morris	Morristown	Morristown (Regional) Center, 1995			Designated
Morris	Mount Arlington Borough	Mount Arlington (Village) Center, 2001			
Morris	Netcong Borough	Netcong (Town) Center, 2000			Designated
Passaic	Bloomingtondale Borough	Bloomingtondale (Town) Center, 1998			
Passaic	Wanaque Borough	Wanaque (Town) Center, 1998			

Counties	Municipalities	Designated Center Name & Type*	Urban Enterprise Zone	Main Street New Jersey	Transit Village
Somerset	Bedminster Township	Bedminster Township (Village) Center, 2001 and Pluckemin Village (Town) Center, 2001			
Somerset	Bernardsville Borough	Bernardsville (Town) Center, 1999			
Somerset	Far Hills Borough	Far Hills (Village) Center, 2001			
Sussex	Byram Township	Byram (Town) Center, 2004			
Sussex	Hopatcong Borough	Hopatcong (Town) Center, 1995			
Sussex	Sparta Township	Sparta (Town) Center, 2003			
Sussex	Stanhope Borough	Stanhope (Town) Center, 2002			
Sussex	Vernon Township	Vernon (Town) Center, 2003			
Warren	Hope Township	Mount Herman (Hamlet) Center, 2000 & Village of Hope (Village) Center, 2000			
Warren	Oxford Township	Oxford (Village) Center, 1998			
Warren	Phillipsburg Town		Designated		
Warren	Washington Borough	Washington (Town) Center, 1999			
Warren	Washington Township	Washington (Town) Center, 1999			

*Note: All Designated Centers expired on 01/07/2008, except for Byram (expires 05/19/2010), Stanhope (expires 10/16/2008), and Sparta and Vernon (expire 07/16/2009). Centers may be redesignated by the State Planning Commission and the Highlands Council.

Other Initiatives

The United States Environmental Protection Agency (USEPA) administers the Brownfield Assessment Demonstration Pilot program, which is designed to assess contamination and explore remediation and redevelopment approaches. In the last 10 years, several USEPA initiatives have been awarded to communities in the Highlands Region. Phillipsburg (announced 1999 and intended to address brownfield sites located in the South Main Street area), and Morris County (announced 1998 and intended to address brownfields located in towns along the Rockaway River corridor) were awarded pilot programs. Somerset County also was awarded a pilot program, although the initiative is aimed at municipalities outside of the Highlands Region. Passaic County was awarded a Brownfields Assessment Grant (2005) in order to inventory and assess contaminated sites in the county.

Mount Olive is one of five designated Foreign Trade Zones (FTZ) in New Jersey; located in the International Trade Center. Foreign Trade Zone designation offers “companies located within the FTZ the ability to defer, reduce or even eliminate U.S. Customs duties on products admitted to the zone”. (www.state.nj.us/njbusiness)

Developed Land Analysis

Based on a subset of the aforementioned indicators, the following 3 categories of developed land were created based upon a spatial analysis that identified those areas in the Region that contain a critical mass of developed land features, as detailed below. The 3 categories are presented in the figure *Developed Land Analysis*:

Core Developed Areas were identified based upon the following equally weighted factors;

- ◆ Areas with an impervious surface of at least 30 percent (as indicated by NJDEP LULC data) and at least 5 contiguous acres;
- ◆ Existing Areas Served, which are mapped parcels with current connections to Highlands Domestic Sewerage Facilities. This layer was buffered by 100 feet in order reduce fragmentation of contiguous areas due to roads. It was intended to capture residential, commercial, and industrial areas with “pipes in the ground”.
- ◆ Areas with population densities of greater than 8 people per acre and at least 10 contiguous acres;
- ◆ Those non-residential “waste generating” land uses of at least 5 contiguous acres served by on-site wastewater disposal units. Non-residential waste generating LULC codes are listed in Appendix M – Highlands Land Classification Data Layer Relationship. This factor is intended to capture lands classified as commercial, services, industrial, mixed urban lands, cultural centers, airports, and military reservations that do not have wastewater service; and
- ◆ “Waste generating” land uses, greater than 50 contiguous acres, but excluding rural residential lands. Rural residential neighborhoods are characterized by lot sizes of 1 to 2 acres. Waste generating LULC codes are listed in Appendix M – Highlands Land Classification Data Layer Relationship.

Lands were identified in both the Planning and Preservation Areas if they had any one of the five criteria contributing to 75 acres of contiguous area or greater.

Moderate Developed Areas include and extend beyond core developed areas, with the addition of “active use” lands, excluding rural residential land. Actively used lands are listed in Appendix M – Highlands Land Classification Data Layer Relationship. Only those areas with 75 contiguous acres or greater, that exhibited moderate developed area features were retained in the data layer.

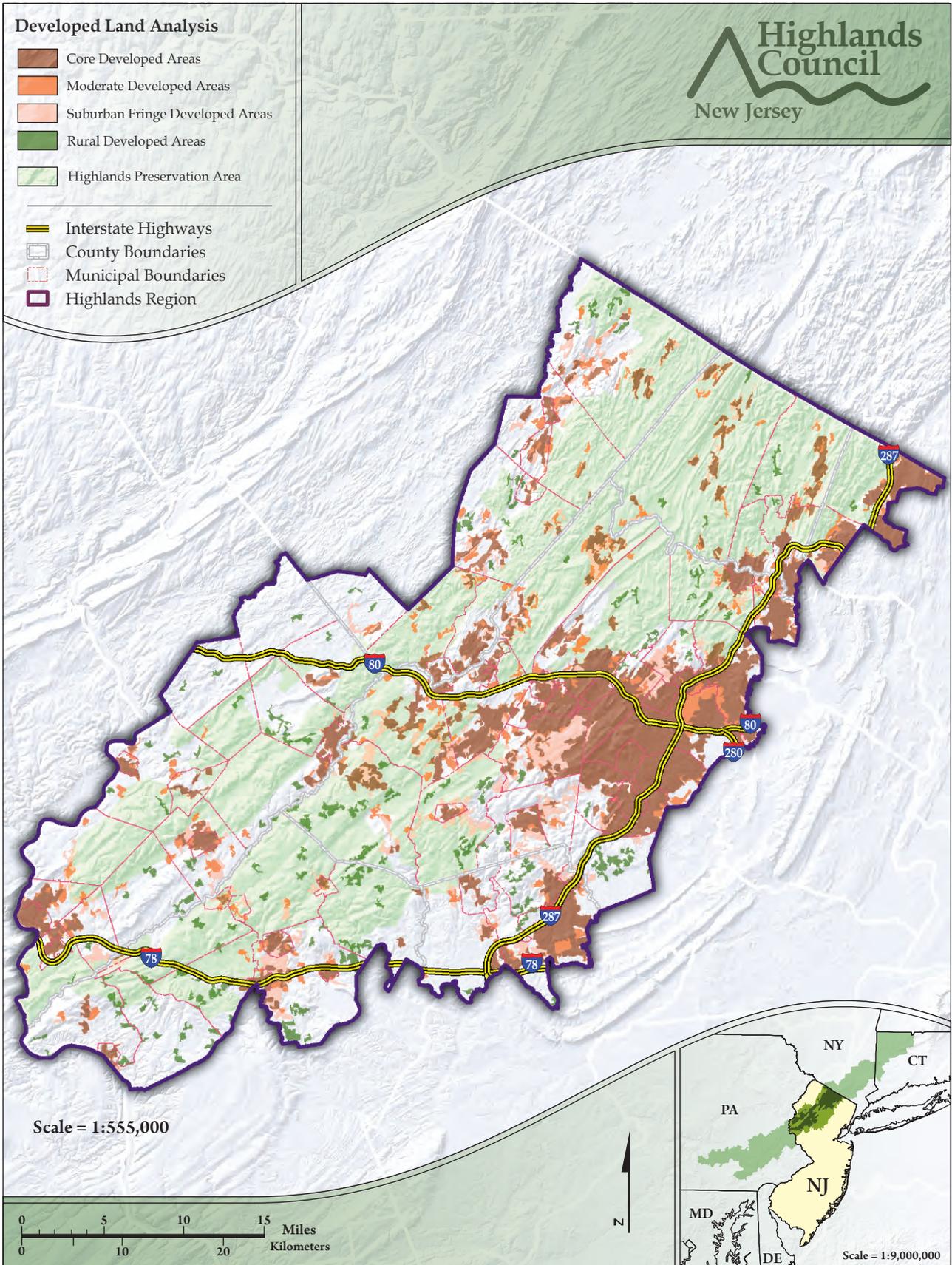
Suburban Fringe Developed Areas include and extend beyond the moderate developed lands, by adding rural residential lands. Only those areas that adjoin or are next to a moderate developed area and exhibited 75 contiguous acres or greater of suburban fringe developed areas were retained in the data layer.

Rural Developed Areas are comprised of areas classified as Suburban Fringe Developed Areas but which are isolated and non-contiguous with more intensely developed areas. Developed Land Analysis

The following table presents by 2002 LULC Level I data (except for Urban, which have been further segmented into Residential, Commercial, Industrial, and Other Urban):

1. The number of acres captured in the Core Developed Area layer,
2. Those acres captured in the Moderate Developed Areas layer that exist and extend beyond the Core Developed Area layer,
3. Those acres captured in the Suburban Fringe Developed Area layer that exist and extend beyond the Moderate Developed Area layer; and
4. Those acres captured in the Rural Developed Areas that exist and extend beyond the Suburban Fringe Developed Areas

DEVELOPED LAND ANALYSIS



Developed Land Analysis Summary

Land Classification (2002 Draft Final)	Core Developed Areas	Moderate	Suburban Fringe Developed Areas	Rural Developed Areas
		Developed Areas		
	Area (acres)	Additional Area (acres)	Additional Area (acres)	Additional Area (acres)
Agriculture	875	513	1,565	587
Barren Land	480	4,205	500	437
Commercial	10,033	1,620	796	387
Forest	19,185	6,553	11,401	3,175
Industrial	3,481	614	253	146
Other Urban	9,598	11,067	3,111	1,703
Residential	72,128	6,523	16,327	15,587
Water	1,906	1,881	996	82
Wetlands	4,605	1,989	2,958	349
Total	122,291	34,965	37,909	22,453

Next Steps

The Developed Land Analysis’ regional indicators, as well as additional indicators (including environmental and ecological considerations) were used to identify areas to be included in the Existing Community Zone. The LUC Zone Map relies upon existing developed land as an indicator of potential for additional development, redevelopment, and infill (pursuant to allowable activities based on Planning and Preservation Area).

The Developed Land Analysis will continue to be updated to reflect those areas where redevelopment potential is greatest, based upon the existing intensity of use, as well as currently underutilized and vacant parcels. Updates will also include the potential extent of exemptions in the Region. This “next step” is discussed in Redevelopment and Infill Tool, below, and will provide additional information to be used with municipal input during the Plan Conformance process.

The Council promotes policies that support center based growth, in locations with existing infrastructure, including utilities, transit, social and cultural infrastructure. New development and redevelopment initiatives should be planned to maximize the efficiency of use and to prioritize the protection of natural resources. Land development and redevelopment initiatives should be guided by smart design standards, which address energy conservation, water conservation, and water reuse.

REDEVELOPMENT AND INFILL ANALYSIS TOOL

The Highland Council developed a tool to identify parcels in the Highlands Region that are either vacant, economically underutilized, oversized single family residential lots or have local conditions that represent opportunities for future development or redevelopment. Parcels are also evaluated based on their proximity to transportation and transit infrastructure and whether they are located in areas appropriate for economic growth and development based on Regional Master Plan policies.

Parcels that have been identified using the tool are considered to have Enhanced Growth Opportunity, which is a term used to describe areas that demonstrate potential viability for growth and redevelopment based on regional and local land development characteristics. The tool characterizes largely contiguous developed areas (as defined by the

Highlands Developed Lands layer, which includes Core, Moderate, and Suburban Fringe developed landscapes) for potential opportunities using a set of assumptions and GIS data. The method used to develop the Redevelopment and Infill Analysis Tool was designed based on analyses that have been completed by other city, regional, and state planning organizations and tailored to the Highlands Region.

The Redevelopment and Infill Analysis Tool is intended to provide a rough estimate of the location and number of parcels and acres in the region that may have potential for development and redevelopment. The Redevelopment and Infill Analysis Tool does not incorporate issues of utility capacity or some resource or environmental constraints. The findings of the tool will serve as baseline data that will be supplemented and enhanced with local planning knowledge during the Conformance process. It is meant to serve as a tool to assist in long-term planning evaluations and in support of local housing and development. See Appendix R for Redevelopment and Infill Analysis Methodology.

Redevelopment and Infill Analysis Tool Examples

See Figures 1 – 4 for examples of parcels identified using the Redevelopment and Infill Analysis Tool.

Figure 1:

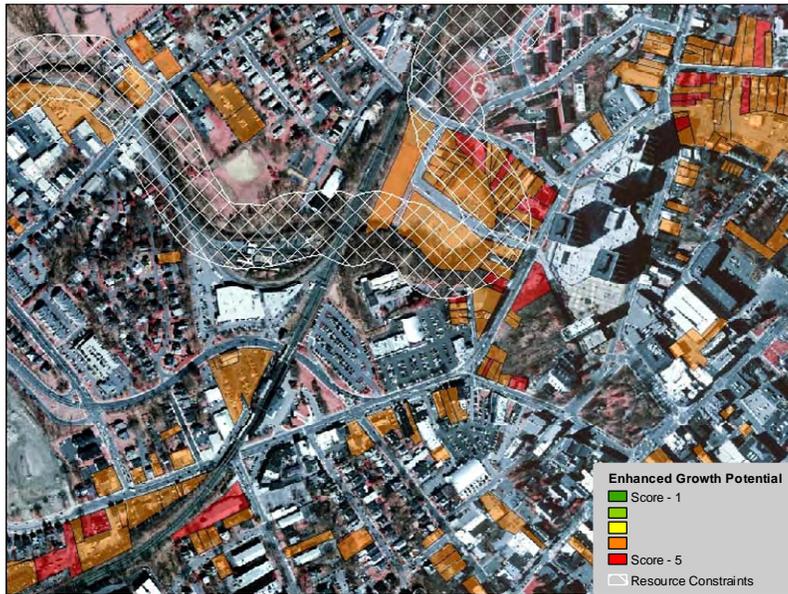


Figure 1 shows a portion of a traditional urban center. The neighborhood, with designated redevelopment areas and multi-modal transportation connections is a logical place to consider infill initiatives.

Figure 2:



Figure 2 shows a commercial corridor intersection. The Redevelopment and Infill Analysis Tool identified these parcels as economically underutilized within a transportation rich area. Opportunities may exist for retrofitting the area by condensing the existing parking and infilling with additional development.

Figure 3:



Figure 3 shows several commercial parcels bordering a residential neighborhood. The Redevelopment and Infill Analysis Tool identified these parcels as economically underutilized and located within a transportation rich Urban Enterprise Zone.

Figure 4:

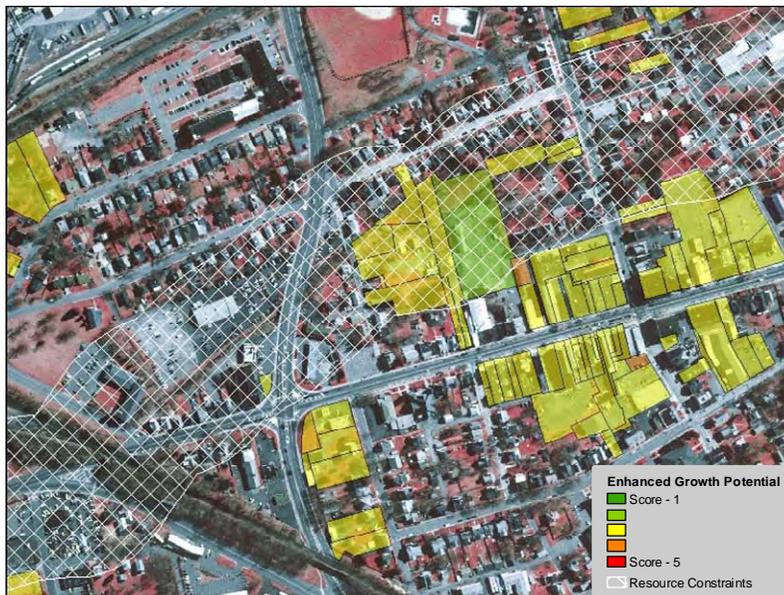


Figure 4 shows a traditional downtown with a designated redevelopment area. Some developed parcels fall within the Highlands Open Waters buffer area. Opportunities for stream restoration and enhancement exist through the redevelopment initiative.

REGIONAL DEVELOPMENT ACTIVITY MONITORING

In support of long term planning, the Highlands Council will track the amount and type of construction that occurs throughout the Region. Data on certain metrics, including certificates of occupancy and estimated construction costs, have been collected for Highlands municipalities and will continue to be collected and monitored to serve as an indicator for a long term trend evaluation of development activity in the Region

The Division of Codes and Standards in the Department of Community of Affairs provides construction data compiled from monthly reports filed by municipal construction officials with the Department. Building permits are issued by local construction officials, prior to building construction. Permits are issued for new construction, as well as additions and alterations and include an estimated cost of construction. A certificate of occupancy (CO) is issued following construction, when buildings are complete and ready for occupancy. CO and estimated construction cost data were collected for Highlands municipalities for 2005 and 2006 to serve as an indicator for a long term trend evaluation of development activity in the Region.

The Estimated Cost of Construction contains the estimated cost of construction dollars in four categories; (1) residential new construction, (2) residential additions/alterations construction, (3) non-residential new construction, and (4) non-residential additions/alterations. Data indicate that between 2005 and 2006, the Highlands Region saw an overall increase in the estimated dollars spent on residential projects, both new construction and additions/alterations, and an overall decrease in non-residential projects, both new construction and additions/alterations.

The following summarizes the estimated cost of construction activity in Highlands' counties between 2005 and 2006;

- ◆ Bergen County increased in all categories except for non-residential additions/alterations;
- ◆ Hunterdon and Somerset Counties decreased in all categories;
- ◆ Morris County increased in both residential categories (new and additions/alterations) and decreased in both non-residential categories (new and additions/alterations);
- ◆ Passaic County increased in new construction (both residential and non-residential) and decreased in additions/alterations (both residential and non-residential);
- ◆ Sussex County increased in all categories except for non-residential new construction; and
- ◆ Warren County decreased in all categories except for non-residential additions/alterations.

Appendix S contains information regarding the number of housing units that were completed and received a certificate of occupancy and the square footage of office, retail, industrial, and other nonresidential use space authorized by building permits and that received certificates of occupancy. The "other" non-residential category includes education, hotel/motel, hazardous, institutional, storage, signs, fences, utilities, miscellaneous, multi-family/dormitory, theaters, nightclub/restaurants, lecture halls, art galleries, churches, indoor sporting arenas, and outdoor sporting or entertainment bleachers, grandstands, and amusements.

The CO data indicate an overall decrease in the number of housing units certified in the Highlands Region, between 2005 and 2006. All counties showed a decrease in the number of housing units certified by 2006, except for Passaic and Sussex Counties which increased. The CO data indicates the following trends between 2005 and 2006 for non-residential development;

- ◆ Other non-residential square footage increased;
- ◆ Office square footage decreased;
- ◆ Retail square footage decreased; and
- ◆ Industrial square footage decreased.

See Appendix S for Estimated Cost of Construction and CO data.

Source: New Jersey Construction Reporter, <http://www.state.nj.us/dca/codes/cr/conrep.shtml>, Accessed: 5/10/07

SMART DESIGN

Smart growth is the term given to the comprehensive planning process utilized in guiding, designing, and developing communities that are multi-faceted and balanced, located near appropriate community services and transportation, and fit within the natural landscape without undue detrimental impacts. Smart growth is largely about an intelligent mix of development located in well-chosen appropriate places. Thus smart growth forms a link between the macro scale of capacity based planning and the micro scale of site design, and encompasses the principles which lead to the development of livable communities.

Sustainability is described by the APA as “the capability to equitably meet the vital human needs of the present without compromising the ability of future generations to meet their own needs by preserving and protecting the area’s ecosystems and natural resources. The concept of sustainability describes a condition in which human use of natural resources, required for the continuation of life, is in balance with Nature’s ability to replenish them.” (American Planning Association, Policy Guide on Planning for Sustainability)

In practice sustainability is a process which leads to a sustainable condition. Sustainability encompasses the decision-making processes related to where and how to preserve and conserve, where and how to grow, protecting our natural resources and maintaining biodiversity, maintaining a healthy economy, and providing safe, healthy places to live, work and recreate. The sustainable equation balances the environment with the economy with societal needs. These are often referred to as the “triple bottom line.” As stated in the “Greens Plans, Working Strategies for a Sustainable Future, A Primer,” “Success is not measured by imposing one agenda over another, but by finding solutions that integrate many needs and concerns.” (Resource Renewal Institute, Green Plans, Working Strategies for a Sustainable Future, A Primer)

Following this theme, sustainable and smart growth policies should be an integral component of every land use management decision at each scale in the Highlands. “Smart Growth protects the natural processes that sustain life; preserves agricultural land, wildlife habitat, natural landmarks and cultural resources; integrates biodiversity, ecological systems and natural open space (green infrastructure) into the fabric of development; encourages innovative storm water management; is less consumptive and more protective of natural resources; maintains or improves air quality, and enhances water quality and quantity for future generations.” (APA, Policy Guide on Smart Growth)

The concept of sustainability and its application to land use management should guide regional preservation decisions (smart conservation) and help identify potential growth areas. At the more micro scale of site design, sustainable smart growth practices allow for the implementation of sustainable or “green” building practices. A green building process incorporates environmental considerations into every phase of development and embraces a holistic approach throughout each decision step.

SMART GROWTH AND SMART CONSERVATION

Smart growth is a concept that advocates comprehensive planning in guiding land use decisions related to location, design and development. The term smart growth has been in use for the past several decades and is widely understood to stand for good planning. Many organizations have incorporated the name into programs, agencies and long range planning documents. The New Jersey Office of Smart Growth (OSG) represents itself as “leading the effort to promote sustainable development, protect the environment, preserve open space and revitalize our communities.” (NJDC, Programs Book)

Smart growth efforts are organized around ten guiding principles:

1. Mix Land Uses – Integrate land uses to provide alternatives to driving and offer complete communities.
2. Take Advantage of Compact Building Design – Incorporate move compact building design to use land more efficiently and make public transit networks more viable.
3. Create a Range of Housing Opportunities and Choices – Provide quality housing for people of all income levels at each stage of life.

4. Create Walkable Neighborhoods – Walkable neighborhoods are desirable places to live, work, worship and play and help foster a sense of community.
5. Foster Distinctive, Attractive Communities with a Strong Sense of Place – Developing a clear vision of places we want to create and maintain is an early step in achieving that vision.
6. Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas – Open spaces protect both the natural environment and its resources while providing a healthy setting for people.
7. Strengthen and Direct Development Towards Existing Communities – Redeveloping and supporting existing communities utilizes infrastructure more efficiently and guards against future sprawl.
8. Provide a Variety of Transportation Choices - Recognizing the integral relationship between land use and transportation, wise choices will help to alleviate our congested roadways and improve quality of life for residents and workers.
9. Make Development Decisions Predictable, Fair, and Cost Effective – The implementation of smart growth can be a collaborative effort between government agencies and the private sector. Making clear and understandable decisions about the type of development a community wants is a critical component of achieving those goals.
10. Encourage Community and Stakeholder Collaboration in Development Decisions – Involving the community early and often is key to producing a plan and implementing strategies to achieve the community’s vision. Communities should develop a strong sense of where and how they want to grow and where and how they want to preserve their natural resources. A well thought out vision with the support from the community are integral to smart growth success.

Taken together these principles encompass the full range of goals laid out for the Highlands Regional Master Plan. They aim to create healthy communities within a clean and diverse environment, balancing development with environmental protection, accommodating growth while preserving critical habitat and open spaces, reusing land wisely, and protecting our water supplies and air quality. Smart growth considers economic development and job creation, recognizing that communities need to be economically balanced. Smart growth successes result in strong neighborhoods with a range of housing options, transportation choices, social and cultural outlets and a positive sense of community.

SUSTAINABLE GREEN POLICIES

While smart growth is a laudable concept, the true success is in the implementation. Smart growth establishes the principles and framework; and from these we can draw a series of implementation strategies designed to achieve each of the smart growth principles. These strategies can be organized and advanced through the use of smart design and sustainable green policies and standards in the Highlands.

The overall goal of protecting and enhancing the significant values of the resources of the Highlands is clearly a major facet of smart design and sustainable green standards. Locating, designing and constructing structures to be energy and resource efficient with minimal impact on the environment are a major premise of green, sustainable thinking. Likewise, smart design and sustainable green standards call for preservation of critical environmental areas, farmland, natural beauty and open spaces. Smart growth advocates and practitioners recognize the value of these natural open spaces to provide environmental quality and health benefits for both people and plant and animal wildlife. Smart design and sustainable land use management, which includes smart conservation, preserves land areas that help protect surface and ground water resources.

SUSTAINABLE DESIGN AND DEVELOPMENT GUIDELINES

A number of entities have developed or are developing guidelines and standards to be utilized in implementing smart design and sustainable green objectives. The U.S. Green Building Council (USGBC) has developed the LEED (Leadership in Energy and Environmental Design) Green Building Rating System™. The National Association of Home Builders (NAHB) has prepared Model Green Home Building Guidelines. The State of New Jersey through their Green Homes Office is currently pursuing the development of a set of sustainable design standards, possibly co-branding with the LEED standards. The State of Vermont is also considering a co-branded LEED system to be tailored to their needs.

LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN

The U.S. Green Building Council, the originator of LEED, is a coalition of leaders from all segments of the building industry who are working to facilitate the development of environmentally-responsible, sustainable and healthy places to live and work. It was formed in 1993 with a mission to accelerate the adoption of green building practices, technologies, policies and standards.

The LEED Green Building Rating System™ encompasses the standards that many builders, architects, landscape architects, engineers and planners are incorporating into their professional disciplines. LEED is a rating system which gives points for meeting specific green building, sustainable design and smart growth goals. LEED standards have been developed and adopted for sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. There are currently LEED standards adopted for existing buildings (LEED-EB), new construction (LEED-NC), commercial interiors (LEED-CI), core and shell projects (LEED-CS), and pilot projects for homes (LEED-H) and neighborhood design (LEED-ND). Four levels of certification can be achieved based on the number of points earned by the project – certified, silver, gold and platinum. Each set of LEED standards have prerequisites and a series of credits that can be earned to achieve a level of certification.

LEED for Neighborhood Design (LEED-ND) is being developed to emphasize the elements that bring buildings together into neighborhoods and communities and relate these to their larger region and landscape. LEED-ND sets out to certify “exemplary development projects that perform well in terms of smart growth, urbanism, and green building” and will be the first national standard for neighborhood design. The LEED-ND Core Committee is currently organizing the LEED-ND Rating System into four categories: Location Efficiency; Environmental Preservation; Compact, Complete, and Connected Neighborhoods; and Resource Efficiency. These are different credit categories than have been used in other LEED rating systems, as described above.

Location Efficiency includes a prerequisite for transportation efficiency and another for water and stormwater infrastructure efficiency. Additional credits are proposed to be earned through such locational choices as brownfields redevelopment, infill, access to public spaces and schools and the reduction of automobile dependence. These are exactly the types of appropriate criteria for siting new development advocated by smart growth proponents

Environmental Preservation includes prerequisites for imperiled species and communities, parkland preservation, wetland and water protection, erosion and sedimentation control and farmland preservation. Again, these are issues central to the Highlands region and its critical resources. Additional credits are associated with other Highlands characteristics and concerns, such as, steep slopes, stormwater runoff and treatment, habitat restoration and others.

Compact, Complete and Connected Neighborhoods contains prerequisites for community, compact development and diversity of uses. The remaining credits are integral to planning in New Jersey, including transit-oriented development, housing diversity, affordable housing, reduced parking, walkable streets, transit, historic buildings and community outreach, among others.

Resource Efficiency does not have any prerequisites, but includes credits for energy efficiency, water efficiency, greywater reuse, recycling and reuse of materials, light pollution and brownfield remediation. Water conservation standards propose 20-30% reduction in use from the baseline set by the Energy Policy Act of 1992.

The LEED-ND Preliminary Draft was released in September 2005, has gone through a review process, will go through a pilot phase for a one year period to further refine the system, and will be finalized after public comment periods. As described above, the LEED for Neighborhood Design standards and guidelines may be extremely useful in implementing sustainable design throughout the Highlands. They could either be utilized as a template or could serve as a reference in developing sustainable standards and guidelines specifically devised for the Highlands region.

MODEL GREEN HOME BUILDING GUIDELINES

The National Association of Home Builders developed the Model Green Home Building Guidelines (NAHB Guidelines) to highlight ways that mainstream home builders can incorporate environmental concerns into a holistic approach to home construction. The guidelines serve as a tool kit for home builders and their local organizations.

The NAHB Guidelines are organized according to a series of guiding principles related to facets of their industry: Lot design, preparation, and development; resource efficiency; energy efficiency; water efficiency; indoor environmental quality; operation, maintenance and homeowner education; and global impact.

The NAHB guiding principle for lot design, preparation, and development advocates for resource efficient site design and development practices, including preservation of trees, on-site stormwater retention/infiltration features, and orienting homes to maximize passive solar heating.

Resource efficiency in design supports optimizing the use of natural resources and reducing jobsite waste. The average single-family home in the United States (2,320 square feet of space) is estimated to generate between 6,960 and 12,064 pounds of construction waste.

Energy efficiency is weighted heavily as a green building standard, recognizing that energy consumption begins with the construction of a house and continues for many years during the occupancy of that home. “On average, a home built between 1990 and 2001 consumed about 12,800 kWh per year for space and water heating, cooling, and lights and appliances.” (National Association of Home Builders, Green Home Building Guidelines)

Water efficiency aims to reduce the daily use of water in our homes. The NAHB Guidelines report on findings from the American Water Works Association that, “The mean per capita indoor daily water use in today’s homes is slightly over 64 gallons.” The goal of the principle is to implement water conservation measures to reduce usage to fewer than 45 gallons. (National Association of Home Builders, Green Home Building Guidelines)

Indoor environmental quality contributes to the health of a home’s occupants. Likewise, poor indoor environmental conditions can exacerbate health issues related to allergies and respiratory conditions.

Operation, Maintenance and Homeowner Education are major contributing factors to the ultimate resource-efficiency of a home. Proper maintenance and operation of a home’s components are essential to realizing the full benefits of a resource efficient home. Education of the homeowner, generally through a homeowner’s manual, is the critical component to effectuate this principle.

Global impact covers the principles of green home building that do not easily fit into the above categories. There are many by-products of home construction that may have global consequences, such as the use of volatile organic compounds (VOCs).

Although the NAHB Guidelines are voluntary, their existence and the initiative to develop them in the first place is a good signal that industry leaders are already embracing sustainable and green design practices.

GREEN POLICIES AND SUSTAINABLE DESIGN INITIATIVES

The list of organizations advocating for and utilizing smart growth and sustainable, green policies is extensive. From the Federal government to local agencies and private industry corporations to local builders, sustainable practices are more and more mainstream. Corporations such as Bank of America, Goldman Sachs, the Ford Corporation, Novartis and Jansen Pharmaceuticals have embraced sustainable design as both good for the environment and good for their bottom line. Federal agencies such as the Department of Energy, Department of Interior, Environmental Protection Agency, General Services Administration, Department of State, the Air Force, the Army, and the Navy have all adopted sustainable design standards for their facilities.

“Smart Growth America,” a coalition of advocates for better growth policies and practices, is comprised of 100

national, regional, state and local organizations across the U.S. Their members include the Regional Plan Association, League of Women Voters, National Trust for Historic Preservation, New Jersey Future, The Trust for Public Land, Natural Resources Defense Council, Rails-to-Trails Conservancy and numerous other environmental and planning entities. Their mission is to “preserve our built and natural heritage, promote fairness for people of all backgrounds, fight for high-quality neighborhoods, expand choices in housing and transportation and improve poorly conceived development projects.” (Smart Growth America website, accessed 08/02/06) On September 30, 2004, Smart Growth America launched the National Smart Growth Council, which is chaired by former governors Christine Todd Whitman and Parris Glendening.

Many states and local governments have instituted smart growth and sustainable design policies and practices throughout their jurisdictions. The City of Burlington, Vermont refers to sustainable development as “nothing more than ‘future-oriented’ common sense.” (City of Burlington, Vermont, 1996 Municipal Development Plan) The City of Trenton, New Jersey has adopted sustainable design standards for their redevelopment areas and requires all redevelopment proposals to strive to meet those standards.

New Jersey’s State Development and Redevelopment Plan lists as its Goal #4: “Protect the Environment, Prevent & Clean Up Pollution.” It elaborates with language which calls for the State to, “Actively pursue . . . the latest technology . . .” “Promote ecologically designed development and redevelopment . . .” “. . . reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing.” (SDRP, 2001)

In part due to the policy direction of the SDRP, many State agencies have instituted an array of green building related initiatives, including but not limited to the following:

- ◆ The “Go Green!” Smart Future Grants, administered through the NJDCA, Office of Smart Growth, encourages municipalities to introduce green building concepts into local decision-making. The grants provide assistance to municipalities in achieving energy savings, reduction of greenhouse gas emissions and replacement of conventional energy sources with renewable or alternative sources. Green building techniques are advocated for use in the construction and operation of public buildings and services, setting a good example for the community. NJDCA also leads the Residential Green Policy Working Group which facilitates intergovernmental collaboration on building green housing in New Jersey.
- ◆ The New Jersey Board of Public Utilities’ New Jersey’s Clean Energy Program offers a comprehensive suite of programs that are geared at making clean energy technologies affordable and accessible to New Jersey ratepayers including NJ High Performance Homes Plus, the Micro-load Pilot, and the NJ HERS Alliance program. The Clean Energy Program administers the CORE (Customer Onsite Renewable Energy) Rebate Program, New Jersey SmartStart Buildings Program, Combined Heat and Power Program, Clean Energy Financing for Businesses (offered in partnership with NJEDA), Customer On-Site Renewable Energy Rebate Program, Clean Energy Financing for Schools & Local Governments (offered in partnership with NJEDA), Renewable Energy Project Grants & Financing (offered in partnership with NJEDA), Renewable Energy Business Venture Assistance (offered in partnership with NJEDA), New Jersey Energy Star Homes, Home Energy Analysis, New Jersey Energy Star, New Jersey Energy Star Homes, CoolAdvantage and WarmAdvantage Programs, and New Jersey Comfort Partners.
- ◆ The New Jersey Green Homes Office is located at the NJHMFA, with the goal of creating programs, resources and building guidelines to be used by residents, developers, and government entities to make New Jersey a leading example of resource efficient, healthy, and cost conscious residential new construction and rehabilitation. Current programs include the Low Income Housing Tax Credit Green, Green Future, SUNLIT, and Green Building for Special Needs Projects.
- ◆ The NJDEP has established the Bureau of Sustainable Communities & Innovative Technologies to oversee the advancement of green policies. The NJDEP is a member of the US Green Building Council and has created incentives to encourage LEED (Leadership in Energy & Environmental Design) standards within existing programs. The NJDEP’s Stormwater Best Management Practices Manual advocates new strategies for minimizing and preventing adverse stormwater runoff impacts, highlighting Low Impact Development (LID) techniques. These techniques effectively decentralize stormwater management systems and alleviate the

adverse impacts of allowing stormwater to run across a site before dealing with it in a central collection facility. The Manual promotes a “design with nature” concept.

- The NJEDA is also a member of the US Green Building Council. NJEDA is working on a number of projects which are anticipated to be LEED-certified. They also are in partnership with the Board of Public Utilities’ New Jersey Clean Energy Program for several of the programs mentioned above.
- The School Construction Corporation (SCC) which oversees financing, designing and constructing of all school facilities projects in the Abbott Districts as well as other non-Abbott school construction projects, requires new school construction projects to consider LEED standards. Executive Order #24, signed by Governor McGreevey in July 2002, which created the SCC, mandated that new school construction “incorporate the guidelines developed by the United States Green Building Council known as “Leadership in Energy & Environmental Design (LEED), Version 2.0 to achieve maximum energy efficiency and environmental sustainability in the design of schools.” (Executive Order #24, July 29, 2002)
- The New Jersey Meadowlands Commission is advancing green policies throughout the Hackensack Meadowlands District. The Commission recently launched the creation of the Sustainable Meadowlands Institute, to be operated by Ramapo College of New Jersey. The Institute will serve as a facilitator for sustainable design and development and an advocate for these efforts as economically-viable technologies. They will be advancing efficient methods to implement green building in existing and future development in the Meadowlands. They will also be developing design guidelines and regulations to encourage sustainable construction and development throughout the District.

GREEN BUILDING COLLOQUIUM

The NJDEP, in coordination with the USGBC with funding from the Geraldine R. Dodge Foundation, convened a Green Building Colloquium of high-level policy makers to identify specific policies to foster green and sustainable building practices in the State. The forum was attended by the Commissioners of NJDEP and NJDCA, the Executive Directors of The Pinelands Commission, the NJHMFA, and the Geraldine R. Dodge Foundation, the Director of the NJ Green Homes Office and many other key individuals from both the public and private industry. Each representative committed to the advancement of green policies throughout the State. The forum covered how other states, agencies, and private businesses have adopted green practices and what relevance there is for New Jersey policies. The conclusions included a call for elevating the issue to the Governor’s office and the State Assembly and Senate leadership. There was also a heavy emphasis on public information strategies and incentives to encourage green policy performance, including streamlining permits for green projects.

CLUSTER/CONSERVATION DESIGN DEVELOPMENT

Aggressive agricultural and open space preservation programs have preserved a significant amount of land in the Highlands Region. Permanent protection of open space and agricultural resources typically occurs through fee simple acquisition or easement acquisition by leveraging public tax dollars. Increases in land value and budgetary funding constraints make it nearly impossible to preserve such resources with public tax dollars alone. Municipalities need several planning tools in their toolbox to achieve their desired resource protection goals and the requirements of the Regional Master Plan. Planning mechanisms that do not require public funding for compensation, such as clustering techniques, will be available to retain agriculture and environmental resources. The Highlands Act recognizes that development, redevelopment and economic growth in certain areas of the Region are in the best interests of New Jersey, providing innumerable social, cultural, and economic benefits. Locally, the need exists for a certain amount of growth to meet affordable housing obligations, take advantage of infill/redevelopment opportunities, increase the local tax base, and provide for general economic health.

However, communities throughout the region and New Jersey express concern about the tax implications of future growth, and the impact growth will have on existing community character. Sprawling suburban development under conventional zoning is incompatible with agricultural, environmental and historic resources; it fragments habitat, and does little to protect these resources. This type of development does not meet the requirements of the Regional Master Plan or the goals of the SDRP, which both seek to direct growth into

compact, walkable, mixed-use centers and preserve significant resources in the environs. Development located in the environs is inefficient in that it requires new infrastructure, such as transportation, water, wastewater, and community facilities, which only increase traffic congestion and ultimately the cost of government services. Clustering or conservation design development shall balance multiple needs, including, but not limited to maximizing the protection of environmental and agricultural resources, accommodating limited development and considering existing community character.

To accomplish these objectives, when municipalities are considering the use of cluster/conservation design development (cluster development), they shall be encouraged to take a holistic approach to planning for the entire municipality through the Plan Conformance process. Implementation of cluster development shall require municipal development plans and regulations that meet the requirements of the Regional Master Plan. The Highlands Council will provide grants, technical assistance and planning assistance to municipalities for cluster development planning. Projects involving cooperative planning by neighboring municipalities will be encouraged. The Highlands Council will create Cluster/Conservation Design Development Conformance Standards that include a model cluster ordinance and relevant master plan provisions. The Council will also create Cluster/Conservation Design Development Guidelines for cluster development to guide municipalities, local development review, and Highlands Project Review. Cluster/Conservation Design Development Guidelines will include general examples of clustering development to illustrate the benefits of clustering, and specific examples relative to the Highlands Region. To a certain extent the traditional rural village settlement in New Jersey resembles single-family cluster development, but conventional zoning will not produce this type of development. When designed appropriately cluster development will produce the desired effect of traditional rural settlement, which enhances the quality of life in the community, and the region as a whole.

NEXT STEPS

- ◆ Draft model conservation development standards for local development regulations in order to enhance community character and maximize protection of critical resources, environmentally sensitive areas, open space, and agricultural lands.
- ◆ Encourage municipalities to ensure that energy and water conservation measures are promoted as part of local site plan subdivision requirements. Suggestions might include energy efficient features in structures and site layout, water conservation measures in structures and site layout, efficient landscape maintenance practices, limitation of disturbance, microclimate considerations, and re-use and recycling of building materials in demolition and adaptive re-use projects.
- ◆ Provide model low impact development standards for municipalities to follow for protecting the natural hydrologic features of the land. This should include on-site stormwater management features as well as limitations to allowable impervious cover.
- ◆ Educational opportunities should be provided for Highlands Region stakeholders to learn about innovative design concepts and elements related to natural resource protection, smart growth principles, green building practices, and other novel measures to enhance quality of life in the Highlands. This approach provides for an understanding and support of the smart design principles at the local level.
- ◆ The Highlands Council should coordinate with the NJDCA to amend the Residential Site Improvement Standards to incorporate smart design provisions in order to promote active participation in the implementation of the Regional Master Plan.
- ◆ Smart Design Controls should continue to be refined and evaluated as necessary in the future. This long-term goal will help to promote success over time.

SUPPORTING INFORMATION

Acknowledgements

Glossary

References

Appendix

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Housing	Water Resource Management

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GLOSSARY

Adaptive Reuse – A term used to indicate “rehabilitation or renovation of existing building(s) or structures for any use(s) other than the present use(s).”

Affordable – A sales price or rent within the means of a low or moderate income household as defined in N.J.A.C. 5:97-9.. Household – means the person or persons occupying a housing unit .

Brownfield – 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.

Brownfields to Greenfields Conversion - Brownfields projects that result in the restoration of contaminated sites into open space and conservation projects, rather than residential or commercial structures.

Cluster Development - A development pattern where building sites are concentrated on a portion of a parcel proposed for development, usually on land with the lowest resource value, to allow the remaining undeveloped portion to be used for preservation of existing natural or historic resources, agricultural use, or common open space. Clustering for the purposes of this definition includes lot-averaging, contiguous and non-contiguous clustering, and similar methods pursuant to New Jersey Municipal Land Use Law N.J.S.A. 40:55D.

Contaminated Site Inventory - A list of potentially contaminated sites in the Highlands Region developed based on State and federal databases and used to inform the development of the Regional Master Plan. The contaminated site inventory will be updated and refined based on input from local, county, and non-profits regarding the identification of additional sites and as additional data become available.

Grayfields - Sites usually containing industrial or commercial facilities or land uses, exhibiting signs of abandonment or underutilization in areas with existing infrastructure, but without evidence or expectation of contamination. Grayfields may also include a residential component.

Highlands Brownfield – A NJDEP designation of a brownfield site that is located in the Preservation Area. There are three tracks under which a site may serve as a Highlands Brownfield, provided that the contamination onsite is not the result of a current or previous agricultural use:

- Track One addresses landfill sites;
- Track Two addresses sites that may have already met the NJDEP remediation requirements as of August 10, 2004; and
- Track Three addresses sites with suspected or confirmed onsite contamination that have not yet received a No Further Action letter.

Highlands Preservation Area Approval – A permit to conduct regulated activities in the Preservation Area and includes a review of the project to determine that it is compliant with all provisions of the Highlands Act.

Highlands Redevelopment Areas - Land areas designated as such by the Highlands Council that are brownfields, grayfields and/or other previously developed areas within the Highlands Region.

Highlands Resource Area Determination – A process to identify and/or verify the location of any Highlands resource area features. The HRAD is not a permit, but rather a process intended to confirm the presence, absence, or location of a Highlands resource area on a site as well as its boundary. The HRAD will examine a proposed site for the existence of Highlands Area Resources, including Highlands Open Waters and their applicable buffers, steep slopes, rare, threatened or endangered wildlife habitat, rare or endangered plant species habitat, upland forest areas, unique or irreplaceable land types, and historical and archaeological areas.

Housing Element - The portion of a municipality’s master plan, required by the Municipal Land Use Law, N.J.S.A.40:55D-28b(3) and the Fair Housing Act, that includes all information required by N.J.A.C. 5:97-2 and establishes the municipality’s fair share obligation. “**Open Space/Conservation Design Development**” means a creative land use technique using an open space ratio that allows a community to guide growth to the most

appropriate areas within a parcel of land to avoid impacts to the environment and to protect the character-defining features of the property.

Housing Unit – A house, apartment, room or group of rooms occupied or intended to be occupied by a household living independently of other households. The term shall also mean and include a unit occupied or intended to be occupied by a household in an alternative living arrangement.

Impervious surface - Any structure, surface, or improvement that reduces or prevents absorption of stormwater into land, and includes porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar structures, surfaces, or improvements. (*Section 3*) To be considered an impervious surface, the structure, surface or improvement must have the effect of reducing or preventing stormwater absorption.

Inclusionary Development - Refers to housing developments that contain both affordable units and market-rate units. This term includes, but is not necessarily limited to, new construction, the conversion of a non-residential structure to residential, and the creation of new affordable units through the reconstruction of a vacant residential structure.

Infill Development – Development of vacant or partially developed parcels which are surrounded by or in close proximity to areas that are substantially or fully developed.

Low-Income – 50 percent or less of the median gross household income for households of the same size within the housing region in which the household is located, based upon the U.S. Department of Housing and Urban Development's (HUD) Section 8 Income Limits (uncapped) averaged across counties for COAH's housing region.

Moderate-Income – Greater than 50 percent but less than 80 percent of the median gross household income for households of the same size within the housing region in which the household is located, based upon the U.S. Department of Housing and Urban Development's (HUD) Section 8 Income Limits (uncapped) averaged across counties for COAH's housing region.

Redevelopment - The process of removal and replacement, or adaptive reuse of an existing structure(s), transforming an underutilized area into an economically viable and productive part of the community.

Site Restoration – The process by which remedial action returns natural resources to their pre-discharge conditions.

Smart Growth - A strategic approach to development decisions which uses planning to guide, design, develop, revitalize and build communities that: convey a unique sense of community and place; preserve and enhance valuable natural and cultural resources; equitably distribute the costs and benefits of development; expand the range of transportation, employment and housing choices in a fiscally responsible manner; value long-range, regional considerations of sustainability over short term incremental geographically isolated actions; and promote public health and healthy communities.

Substantive Certification – The determination by the Council on Affordable Housing approving a municipality's Housing Element and Fair Share Plan in accordance with the provisions of the Fair Housing Act and the rules and criteria as set forth. A grant of substantive certification shall run for a period of ten years beginning on the date that a municipality files a Housing Element and Fair Share Plan with the Council in accordance with N.J.S.A. 52:27D-313.

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APPENDIX

Appendix A: NJDEP Modified Anderson System 2002

This information was contained within NJDEP 2002 Land use/Land cover Update Metadata and was derived from: A Land Use and Land Cover Classification System for Use with Remote Sensor Data, U. S. Geological Survey Professional Paper 964, 1976; edited by NJDEP, OIRM, BGIA, 1998, 2000, 2001, 2002, 2005.

1000 URBAN OR BUILT-UP LAND

“The Level I Urban or Built-up Land category is characterized by intensive land use where the landscape has been altered by human activities. Although structures are usually present, this category is not restricted to traditional urban areas. Urban or Built-up Land Level II categories include Residential; Commercial and Service; Industrial; Transportation, Communication and Utilities; Industrial and Commercial Complexes; Mixed Urban or Built-up; Other Urban or Built-up and Recreational. Included with each of the above land uses are associated lands, buildings, parking lots, access roads, and other appurtenances, unless these are specifically excluded.”

2000 AGRICULTURAL LAND

“This Level I category includes all lands used primarily for the production of food and fiber and some of the structures associated with this production. These areas are easily distinguished from the other categories and represent a significant land use in New Jersey. The Level II categories of Agricultural Land are; Cropland and Pastureland; Orchards; Vineyards; Nurseries and Horticultural Areas; Confined Feeding Operations; and Other environmental concern because of the non-point source pollution associated with confined feeding operations.”

4000 FORESTLAND

“This Level I category contains any lands covered by woody vegetation other than wetlands. These areas are capable of producing timber and other wood products, and of supporting many kinds of outdoor recreation. Forestland is an important category environmentally, because it affects air quality, water quality, wildlife habitat, climate, and many other aspects of the ecology of an area. The Level II categories under Forestland are Deciduous; Coniferous; Mixed Deciduous-Coniferous; and Brushland.”

5000 WATER

“All areas within the landmass of New Jersey periodically water covered are included in this category. All water bodies should be delineated as they exist at the time of data acquisition, except areas in an obvious state of flood. Level I includes four (4) Level II categories; Streams and Canals; Natural Lakes; Artificial Lakes; and Bays and Estuaries. Not included in this category are water treatment and sewage treatment facilities.”

6000 WETLANDS

“The wetlands are those areas that are inundated or saturated by surface or ground waters at a frequency and duration sufficient to support vegetation adapted for life in saturated soil conditions. Included in this category are naturally vegetated swamps, marshes, bogs and savannas which are normally associated with topographically low elevations but may be located at any elevation where water perches over an aquiclude. Wetlands that have been modified for recreation, agriculture, or industry will not be included here but described under the specific use category.”

7000 BARREN LAND

“Barren lands are characterized by thin soil, sand or rocks and a lack of vegetative cover in a non-urban setting. Vegetation, if present, is widely spaced. Barren land such as beaches and rock faces are found in nature but also result as a product of man's activities. Extraction mining operations, landfills and other disposal sites compose the majority of man-altered barren lands.”

8000 MANAGED WETLANDS

“This category was added to provide an Anderson classification code for several types of disturbed wetland areas that did not easily fit into the existing classification categories. Included would be various landscaped or maintained areas that exhibit signs of soil saturation on the imagery, and which are in zones of hydric soils, but which do not support typical wetlands vegetation because of various alterations. Examples of managed wetlands would be storm water swales, saturated portions of golf fairways and other recreational fields, and open lawn areas in business parks, etc. These areas have often been graded, are vegetated typically by various cultivated grasses and often undergo periodic mowing and other maintenance typical of managed lawn areas. (This code is a legacy code that appears only in the 1986 data set. It has been replaced by codes 1750 and 1850 in the updated data set).”

Appendix B: Municipal Acres by 2002 Land Use/Land Cover Types*

Municipality	Urban	Agriculture	Forest	Water	Wetlands	Barren
Mahwah Township	5,494	134	9,436	357	1,262	62
Oakland Borough	2,541	25	2,587	169	233	74
Alexandria Township	2,943	7,235	5,779	160	1,555	79
Bethlehem Township	2,487	3,012	7,072	34	662	44
Bloomsbury Borough	229	163	200	12	20	-
Califon Borough	305	31	279	12	-	4
Clinton Town	518	120	147	60	76	-
Clinton Township	6,431	4,033	7,457	2,649	1,054	70
Glen Gardner Borough	389	83	453	9	40	24
Hampton Borough	352	245	296	3	60	-
High Bridge Borough	788	30	655	29	56	-
Holland Township	3,110	4,243	6,537	288	1,055	66
Lebanon Borough	367	36	105	-	53	15
Lebanon Township	3,631	3,627	11,293	135	1,489	88
Milford Borough	347	93	282	61	25	-
Tewksbury Township	4,240	5,899	9,105	99	916	76
Union Township	2,941	3,033	4,821	1,155	1,099	97
Boonton Town	1,095	21	367	91	12	7
Boonton Township	1,624	166	2,954	170	490	23
Butler Borough	1,037	-	228	18	33	4
Chester Borough	637	53	214	1	115	-
Chester Township	4,389	2,077	10,014	79	2,073	63
Denville Township	3,660	179	3,151	431	705	35
Dover Town	1,311	-	341	29	56	9
Hanover Township	4,160	11	1,131	110	1,378	88
Harding Township	3,166	1,512	4,495	125	3,847	16
Jefferson Township	4,631	96	17,950	1,775	2,595	283
Kinnelon Borough	3,245	7	7,513	647	804	79
Mendham Borough	2,004	448	1,072	28	262	14
Mendham Township	3,423	723	6,592	140	619	36
Mine Hill Township	792	33	833	43	165	60
Montville Township	5,463	120	3,982	267	2,274	126
Morris Township	5,990	226	3,094	65	728	17
Morris Plains Borough	1,253	2	343	22	32	6
Morristown Town	1,559	-	265	60	30	10
Mountain Lakes Borough	993	-	593	149	124	1
Mount Arlington Borough	746	2	586	397	42	10
Mount Olive Township	5,778	1,231	9,062	681	2,465	778
Netcong Borough	417	-	92	32	22	-
Parsippany-Troy Hills Township	8,752	101	3,461	1,085	2,619	197
Pequannock Township	2,775	129	761	164	642	64
Randolph Township	6,576	215	5,022	145	1,478	99
Riverdale Borough	725	-	429	15	20	130
Rockaway Borough	983	-	182	31	160	1
Rockaway Township	5,517	148	17,478	2,275	3,324	664
Roxbury Township	5,461	176	5,860	551	1,694	277
Victory Gardens Borough	89	-	4	-	-	-

Municipality	Urban	Agriculture	Forest	Water	Wetlands	Barren
Washington Township	7,687	5,260	11,383	180	4,080	128
Wharton Borough	837	1	350	18	138	18
Bloomington Borough	1,123	16	4,052	299	328	125
Pompton Lakes Borough	1,231	-	406	172	158	38
Ringwood Borough	2,857	44	11,880	2,222	924	105
Wanaque Borough	1,397	8	3,181	894	370	86
West Milford Township	6,519	268	35,674	3,845	5,363	223
Bedminster Township	3,063	6,246	6,277	177	1,069	51
Bernards Township	7,843	705	3,792	108	2,899	289
Bernardsville Borough	3,395	651	3,946	48	167	57
Far Hills Borough	716	713	1,404	46	258	12
Peapack Gladstone Borough	1,142	863	1,579	41	63	5
Byram Township	2,255	66	9,938	870	1,242	133
Franklin Borough	1,060	226	1,058	76	385	39
Green Township	1,689	2,591	4,768	162	1,239	29
Hamburg Borough	424	36	174	21	81	17
Hardyston Township	2,673	1,410	12,413	493	3,476	347
Hopatcong Borough	2,331	64	3,823	1,020	571	144
Ogdensburg Borough	475	14	635	29	264	14
Sparta Township	5,977	1,276	12,551	1,375	3,119	571
Stanhope Borough	552	-	484	242	114	12
Vernon Township	6,803	2,037	25,939	1,906	7,935	99
Allamuchy Township	1,254	2,258	5,959	194	3,209	38
Alpha Borough	486	419	161	27	5	-
Belvidere Town	594	32	256	33	30	-
Franklin Township	1,695	7,135	5,251	127	718	149
Frelinghuysen Township	1,390	3,570	8,428	211	1,629	50
Greenwich Township	1,926	3,455	1,069	42	151	134
Hackettstown	1,394	69	565	80	249	15
Harmony Township	1,763	5,877	5,969	923	638	223
Hope Township	1,247	3,140	5,612	179	1,480	45
Independence Township	1,731	1,441	5,493	116	3,857	121
Liberty Township	1,189	581	4,908	167	767	25
Lopatcong Township	1,808	1,363	1,234	43	77	195
Mansfield Township	2,620	4,618	9,956	94	1,649	78
Oxford Township	647	589	1,654	73	800	91
Phillipsburg Town	1,616	45	334	84	21	6
Pohatcong Township	1,308	3,881	2,962	252	216	117
Washington Borough	893	8	233	-	73	54
Washington Township	3,044	3,559	3,913	86	772	201
White Township	2,290	5,425	8,158	401	1,043	467

*Source: This table was derived from NJDEP 2002 LULC data.

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Bergen	Mahwah Township	B10	Neighborhood Business	R	Retail
Bergen	Mahwah Township	B12	General Business	R	Retail
Bergen	Mahwah Township	B200	Shopping Center	R	Retail
Bergen	Mahwah Township	B40	Highway Business	R	Retail
Bergen	Mahwah Township	BZ	Buffer Zone	INST	Institutional
Bergen	Mahwah Township	C200	Conservation	HDR	High Density Residential
Bergen	Mahwah Township	CB	Community Business	R	Retail
Bergen	Mahwah Township	CED/R40	Controlled Economic Development	SR	Suburban Residential
Bergen	Mahwah Township	CEM	Cemetery	INST	Institutional
Bergen	Mahwah Township	GA200	Garden Apartment	TAR	Townhouse Attached Residential
Bergen	Mahwah Township	GI80	General Industry	I	Industrial
Bergen	Mahwah Township	H2O	Water	H2O	Water
Bergen	Mahwah Township	IP120	Industrial Park	I	Industrial
Bergen	Mahwah Township	LOD	Limited Office District	OC	Office/Commercial
Bergen	Mahwah Township	ML1	Mount Laurel Housing Districts	TAR	Townhouse Attached Residential
Bergen	Mahwah Township	ML2	Mount Laurel Housing Districts	TAR	Townhouse Attached Residential
Bergen	Mahwah Township	OP200	Office Park	OC	Office/Commercial
Bergen	Mahwah Township	PED	Public Education	INST	Institutional
Bergen	Mahwah Township	POS	Public Open Space	INST	Institutional
Bergen	Mahwah Township	PRD4	Planned Residential Development	HDR	High Density Residential
Bergen	Mahwah Township	PRD4S	Planned Residential Development	HDR	High Density Residential
Bergen	Mahwah Township	PRD6	Planned Residential Development	HDR	High Density Residential
Bergen	Mahwah Township	R10	One Family Residential	HDR	High Density Residential
Bergen	Mahwah Township	R11	Two Family Residential	HDR	High Density Residential
Bergen	Mahwah Township	R15	One Family Residential	MDR	Medium Density Residential
Bergen	Mahwah Township	R20	One Family Residential	MDR	Medium Density Residential
Bergen	Mahwah Township	R40	One Family Residential	SR	Suburban Residential
Bergen	Mahwah Township	R5	One Family Residential	TAR	Townhouse Attached Residential
Bergen	Mahwah Township	R80	One Family Residential	LDR	Low Density Residential
Bergen	Mahwah Township	RM6	Mobile Home	HDR	High Density Residential
Bergen	Mahwah Township	ROW	Right Of Way	ROW	Right Of Way
Bergen	Oakland Borough	AH	Affordable Housing	HDR	High Density Residential
Bergen	Oakland Borough	AH-2	Affordable Housing	HDR	High Density Residential
Bergen	Oakland Borough	B-2	Local Business	R	Retail
Bergen	Oakland Borough	B-3	Neighborhood Business	R	Retail
Bergen	Oakland Borough	C	Conservation	RURR	Rural Residential
Bergen	Oakland Borough	CO	Corporate Office	OC	Office/Commercial
Bergen	Oakland Borough	CO&IP	Corporate Office And Industrial Park	OC	Office/Commercial
Bergen	Oakland Borough	H2O	Water	H2O	Water
Bergen	Oakland Borough	I-1	Industrial	I	Industrial
Bergen	Oakland Borough	I-3	Industrial/Office	I	Industrial
Bergen	Oakland Borough	IP	Industrial Park	I	Industrial

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Bergen	Oakland Borough	PO	Professional Office	OC	Office/Commercial
Bergen	Oakland Borough	RA-1	Single Family Residence	LDR	Low Density Residential
Bergen	Oakland Borough	RA-1A	Single Family Residence/Life Care Facility	SARH	Senior Or Age Restricted Housing
Bergen	Oakland Borough	RA-2	Single Family Residence	SR	Suburban Residential
Bergen	Oakland Borough	RA-3	Single Family Residence	MDR	Medium Density Residential
Bergen	Oakland Borough	RA-C	Cluster Single Family Residence	SR	Suburban Residential
Bergen	Oakland Borough	RA-MD	Multifamily Residence	HDR	High Density Residential
Bergen	Oakland Borough	RC	Residential Cluster	LDR	Low Density Residential
Bergen	Oakland Borough	ROW	Right Of Way	ROW	Right Of Way
Bergen	Oakland Borough	RPP	Recreation/Public Purpose	INST	Institutional
Bergen	Oakland Borough	TH	Town House Zone	HDR	High Density Residential
Hunterdon	Alexandria Township	AB	Airport Business District	R	Retail
Hunterdon	Alexandria Township	AP	Airport Residential Airpark District	RR	Resource Residential
Hunterdon	Alexandria Township	AR	Agricultural Residential District	RR	Resource Residential
Hunterdon	Alexandria Township	H2O	Water	H2O	Water
Hunterdon	Alexandria Township	I	Institutional District	INST	Institutional
Hunterdon	Alexandria Township	IC	Industrial Commercial District	I	Industrial
Hunterdon	Alexandria Township	LB	Local Business District	R	Retail
Hunterdon	Alexandria Township	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Alexandria Township	VC	Village Commercial District	R	Retail
Hunterdon	Alexandria Township	VR	Village Residential District	RURR	Rural Residential
Hunterdon	Bethlehem Township	AR	Agricultural Residential	RR	Resource Residential
Hunterdon	Bethlehem Township	GC	General Commercial	OC	Office/Commercial
Hunterdon	Bethlehem Township	H2O	Water	H2O	Water
Hunterdon	Bethlehem Township	HC	Highway Commercial	OC	Office/Commercial
Hunterdon	Bethlehem Township	MFG	Manufacturing	I	Industrial
Hunterdon	Bethlehem Township	MR	Mountain Residential	RURR	Rural Residential
Hunterdon	Bethlehem Township	NC	Neighborhood Commercial	R	Retail
Hunterdon	Bethlehem Township	R1-1/2	Single Family Residential	LDR	Low Density Residential
Hunterdon	Bethlehem Township	ROM	Research Office And Manufacturing	OC	Office/Commercial
Hunterdon	Bethlehem Township	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Bloomsbury Borough	A-C	Agriculture - Conservation District	RURR	Rural Residential
Hunterdon	Bloomsbury Borough	A-R	Agriculture - Residential District	RURR	Rural Residential
Hunterdon	Bloomsbury Borough	B-1	Neighborhood Commercial District	R	Retail
Hunterdon	Bloomsbury Borough	B-2	Highway Business District	R	Retail
Hunterdon	Bloomsbury Borough	H2O	Water	H2O	Water
Hunterdon	Bloomsbury Borough	PUD	Planned Urban Development	HDR	High Density Residential
Hunterdon	Bloomsbury Borough	R-2	Medium - Low Density Residential District	SR	Suburban Residential
Hunterdon	Bloomsbury Borough	R-3	Medium Density Residential District	SR	Suburban Residential
Hunterdon	Bloomsbury Borough	ROM	Research Office & Manufacturing District	OC	Office/Commercial
Hunterdon	Bloomsbury Borough	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Califon Borough	FP/R-1	Flood Plain District	RURR	Rural Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Hunterdon	Califon Borough	GB	General Business	R	Retail
Hunterdon	Califon Borough	H2O	Water	H2O	Water
Hunterdon	Califon Borough	HB	Highway Business	R	Retail
Hunterdon	Califon Borough	R-1	Rural Residential	RURR	Rural Residential
Hunterdon	Califon Borough	R-2	Low Density Residential	LDR	Low Density Residential
Hunterdon	Califon Borough	R-3	Medium Density Residential	SR	Suburban Residential
Hunterdon	Califon Borough	R-MF	Multi-Family	MU	Mixed Use
Hunterdon	Califon Borough	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Clinton Town	C-1	Commercial District	OC	Office/Commercial
Hunterdon	Clinton Town	C-2	Commercial District	R	Retail
Hunterdon	Clinton Town	C-3	Commercial District	R	Retail
Hunterdon	Clinton Town	H2O	Water	H2O	Water
Hunterdon	Clinton Town	I	Industrial District	I	Industrial
Hunterdon	Clinton Town	OB-1	Office Building District	OC	Office/Commercial
Hunterdon	Clinton Town	OB-2	Office Building District	OC	Office/Commercial
Hunterdon	Clinton Town	OB-3	Office Building District	OC	Office/Commercial
Hunterdon	Clinton Town	OB-4	Office Building District	OC	Office/Commercial
Hunterdon	Clinton Town	PARD	Parks And Recreation District	INST	Institutional
Hunterdon	Clinton Town	PRD	Planned Residential Development	HDR	High Density Residential
Hunterdon	Clinton Town	PRD-P	Planned Residential Development Park	MDR	Medium Density Residential
Hunterdon	Clinton Town	R-1	Residence District	SR	Suburban Residential
Hunterdon	Clinton Town	R-1A	Residence District	HDR	High Density Residential
Hunterdon	Clinton Town	R-2	Residence District	MDR	Medium Density Residential
Hunterdon	Clinton Town	R-2A	Residence District	TAR	Townhouse Attached Residential
Hunterdon	Clinton Town	R-3	Residence District	HDR	High Density Residential
Hunterdon	Clinton Town	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Clinton Township	AH-1	Affordable Housing District	TAR	Townhouse Attached Residential
Hunterdon	Clinton Township	AH-2	Affordable Housing District	TAR	Townhouse Attached Residential
Hunterdon	Clinton Township	AH-3	Affordable Housing District	TAR	Townhouse Attached Residential
Hunterdon	Clinton Township	C-1	Commercial District	R	Retail
Hunterdon	Clinton Township	C-2	Commercial District	R	Retail
Hunterdon	Clinton Township	H2O	Water	H2O	Water
Hunterdon	Clinton Township	OB-1	Office Building District	OC	Office/Commercial
Hunterdon	Clinton Township	OB-2	Office Building District	MU	Mixed Use
Hunterdon	Clinton Township	OB-3	Office Building District	OC	Office/Commercial
Hunterdon	Clinton Township	R-1	Residence District	RURR	Rural Residential
Hunterdon	Clinton Township	R-2	Residence District	RURR	Rural Residential
Hunterdon	Clinton Township	R-3	Residence District	RURR	Rural Residential
Hunterdon	Clinton Township	R-4	Residence District	SR	Suburban Residential
Hunterdon	Clinton Township	R-5	Residence District	HDR	High Density Residential
Hunterdon	Clinton Township	ROC	Research, Office And Commercial	OC	Office/Commercial
Hunterdon	Clinton Township	ROM-1	Research Office And Manufacturing	OC	Office/Commercial

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Hunterdon	Clinton Township	ROM-2	Research Office And Manufacturing	OC	Office/Commercial
Hunterdon	Clinton Township	ROM-3	Research Office And Manufacturing	OC	Office/Commercial
Hunterdon	Clinton Township	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Glen Gardner Borough	CM-1	Conservation Management 1	RURR	Rural Residential
Hunterdon	Glen Gardner Borough	CM-2	Conservation Management 2	RR	Resource Residential
Hunterdon	Glen Gardner Borough	CO	Commercial Office	OC	Office/Commercial
Hunterdon	Glen Gardner Borough	H2O	Water	H2O	Water
Hunterdon	Glen Gardner Borough	I/OR	Industrial/Office Research	I	Industrial
Hunterdon	Glen Gardner Borough	MR	Multifamily Residential	MDR	Medium Density Residential
Hunterdon	Glen Gardner Borough	MU	Mixed Use	MU	Mixed Use
Hunterdon	Glen Gardner Borough	P	Park	INST	Institutional
Hunterdon	Glen Gardner Borough	PRO	Professional Office	OC	Office/Commercial
Hunterdon	Glen Gardner Borough	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Glen Gardner Borough	RR	Rural Residential	RURR	Rural Residential
Hunterdon	Glen Gardner Borough	VR-1	Village Residential 1	HDR	High Density Residential
Hunterdon	Glen Gardner Borough	VR-2	Village Residential 2	LDR	Low Density Residential
Hunterdon	Glen Gardner Borough	VR-3	Village Residential 3	MDR	Medium Density Residential
Hunterdon	Hampton Borough	H2O	Water	H2O	Water
Hunterdon	Hampton Borough	HC	Highway Commercial Zone 1A	OC	Office/Commercial
Hunterdon	Hampton Borough	IC	Industrial And Commercial Zone 1 A	I	Industrial
Hunterdon	Hampton Borough	IR	Light Industry And Research Zone 5A	I	Industrial
Hunterdon	Hampton Borough	R-1	Residential Zone 1A - Afford Housing Overlay	LDR	Low Density Residential
Hunterdon	Hampton Borough	R-1/2a	Residential Zone 1/2A A	SR	Suburban Residential
Hunterdon	Hampton Borough	R-1/2b	Residential Zone 1/2A B	SR	Suburban Residential
Hunterdon	Hampton Borough	R-1/4	Residential Zone 1/4A	HDR	High Density Residential
Hunterdon	Hampton Borough	R-2	Residential Zone 2A	LDR	Low Density Residential
Hunterdon	Hampton Borough	R-5	Residential Zone 5A	RURR	Rural Residential
Hunterdon	Hampton Borough	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Hampton Borough	RP-1/2	Residential Professional Zone 1/2 A	SR	Suburban Residential
Hunterdon	Hampton Borough	RR-2	Rural Residential Zone 2A	LDR	Low Density Residential
Hunterdon	Hampton Borough	RR-5	Rural Residential Zone 5A	RURR	Rural Residential
Hunterdon	High Bridge Borough	C	Commercial	OC	Office/Commercial
Hunterdon	High Bridge Borough	DB	Downtown Business	R	Retail
Hunterdon	High Bridge Borough	G	Permanently Dedicated Open Space	INST	Institutional
Hunterdon	High Bridge Borough	H2O	Water	H2O	Water
Hunterdon	High Bridge Borough	R-1	Low Density Residential	RURR	Rural Residential
Hunterdon	High Bridge Borough	R-2	Moderate Density Residential	LDR	Low Density Residential
Hunterdon	High Bridge Borough	R-3	Medium Density Residential	MDR	Medium Density Residential
Hunterdon	High Bridge Borough	R-4	High Density Residential	HDR	High Density Residential
Hunterdon	High Bridge Borough	ROM	Research Office And Manufacturing	OC	Office/Commercial
Hunterdon	High Bridge Borough	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Holland Township	COM	Commercial District	OC	Office/Commercial

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Hunterdon	Holland Township	H2O	Water	H2O	Water
Hunterdon	Holland Township	IND	Limited Industrial Park District	I	Industrial
Hunterdon	Holland Township	MFR	Multifamily Residential District	HDR	High Density Residential
Hunterdon	Holland Township	PCD/PSV	Planned Commercial Development Planned Senior Vill	MUAG	Mixed Use/Age Restricted Housing
Hunterdon	Holland Township	R-1	Residential District	LDR	Low Density Residential
Hunterdon	Holland Township	R-5	Residential District	RURR	Rural Residential
Hunterdon	Holland Township	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Holland Township	VR	Village Residential District	LDR	Low Density Residential
Hunterdon	Lebanon Borough	C-LB	Local Business	R	Retail
Hunterdon	Lebanon Borough	H2O	Water	H2O	Water
Hunterdon	Lebanon Borough	R-1-15	One-Family Residence (15,000 Sf)	MDR	Medium Density Residential
Hunterdon	Lebanon Borough	R-1-15P	One-Family Residence (Professional)	MDR	Medium Density Residential
Hunterdon	Lebanon Borough	R-1-20	One-Family Residence (20,000 Sf)	MDR	Medium Density Residential
Hunterdon	Lebanon Borough	R-MF	Multi-Family Residence	HDR	High Density Residential
Hunterdon	Lebanon Borough	R-MFA	Multi-Family/Affordable Housing Element	HDR	High Density Residential
Hunterdon	Lebanon Borough	ROM-100	Research-Office-Manufacturing	I	Industrial
Hunterdon	Lebanon Borough	ROM-C-100	Research-Office-Manufacturing / Commercial	OC	Office/Commercial
Hunterdon	Lebanon Borough	ROM-C-200	Research-Office-Manufacturing / Commercial	OC	Office/Commercial
Hunterdon	Lebanon Borough	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Lebanon Township	B-1	Neighborhood Business District	R	Retail
Hunterdon	Lebanon Township	B-2	Highway Business District	R	Retail
Hunterdon	Lebanon Township	H2O	Water	H2O	Water
Hunterdon	Lebanon Township	I	Industrial	I	Industrial
Hunterdon	Lebanon Township	R-1 1/2	One Family Residence Zone	LDR	Low Density Residential
Hunterdon	Lebanon Township	R-15	One Family Residence Zone	MDR	Medium Density Residential
Hunterdon	Lebanon Township	R-3	Rural Agriculture Zone	RURR	Rural Residential
Hunterdon	Lebanon Township	R-5	Rural Agriculture Zone	RURR	Rural Residential
Hunterdon	Lebanon Township	RC	Resource Conservation	RR	Resource Residential
Hunterdon	Lebanon Township	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Milford Borough	B	Downtown Business Zone	R	Retail
Hunterdon	Milford Borough	B-1	Corridor Business Zone	R	Retail
Hunterdon	Milford Borough	GU	Government Use Zone	MUAG	Mixed Use/Age Restricted Housing
Hunterdon	Milford Borough	H2O	Water	H2O	Water
Hunterdon	Milford Borough	I	Industrial Zone	I	Industrial
Hunterdon	Milford Borough	PO/R	Professional Office/Residential Zone	HDR	High Density Residential
Hunterdon	Milford Borough	R-1	Low Density Residential - 1 Zone	MDR	Medium Density Residential
Hunterdon	Milford Borough	R-2	Medium Density Residential -2 Zone	HDR	High Density Residential
Hunterdon	Milford Borough	R-3	Multifamily Residential -3 Zone	HDR	High Density Residential
Hunterdon	Milford Borough	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Milford Borough	RR	Rural Residential Zone	RURR	Rural Residential
Hunterdon	Tewksbury Township	FP	Farmland Preservation District	RR	Resource Residential
Hunterdon	Tewksbury Township	H2O	Water	H2O	Water

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County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Hunterdon	Tewksbury Township	HL	Highlands District	ER	Estate Residential
Hunterdon	Tewksbury Township	LT	Lamington District	RR	Resource Residential
Hunterdon	Tewksbury Township	MINE	Mining District	RURR	Rural Residential
Hunterdon	Tewksbury Township	PM	Piedmont District	RURR	Rural Residential
Hunterdon	Tewksbury Township	R-1.5	Residential District	LDR	Low Density Residential
Hunterdon	Tewksbury Township	RO/MXD	Research Office/Mixed Use District	MU	Mixed Use
Hunterdon	Tewksbury Township	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Tewksbury Township	SO	South Oldwick Residential District	LDR	Low Density Residential
Hunterdon	Tewksbury Township	TH-V	Townhouse District	MDR	Medium Density Residential
Hunterdon	Tewksbury Township	VB	Village Business District	R	Retail
Hunterdon	Tewksbury Township	VO	Village Office District	OC	Office/Commercial
Hunterdon	Tewksbury Township	VR	Village/Residential District	LDR	Low Density Residential
Hunterdon	Union Township	AP1	Agricultural Preservation 1 Zone	RURR	Rural Residential
Hunterdon	Union Township	AP2	Agricultural Preservation 2 Zone	RURR	Rural Residential
Hunterdon	Union Township	CM	Conservation Management Zone	RR	Resource Residential
Hunterdon	Union Township	CR	Country Residential Zone	RURR	Rural Residential
Hunterdon	Union Township	H2O	Water	H2O	Water
Hunterdon	Union Township	I78	Interstate 78	INST	Institutional
Hunterdon	Union Township	INS	Institutional Zone	INST	Institutional
Hunterdon	Union Township	OR	Office Research/Highway Zone	OC	Office/Commercial
Hunterdon	Union Township	P	Parkland Zone	INST	Institutional
Hunterdon	Union Township	PC	Planned Commercial Zone	OC	Office/Commercial
Hunterdon	Union Township	PO	Professional Office Zone	OC	Office/Commercial
Hunterdon	Union Township	Q	Quarry Zone	I	Industrial
Hunterdon	Union Township	RM	Multifamily Residential Zone	HDR	High Density Residential
Hunterdon	Union Township	ROW	Right Of Way	ROW	Right Of Way
Hunterdon	Union Township	U	Utilities Zone	INST	Institutional
Hunterdon	Union Township	VC	Village Commercial Zone	MU	Mixed Use
Hunterdon	Union Township	VR	Village Residential Zone	SR	Suburban Residential
Hunterdon	Union Township	WM	Watershed Management Zone	RR	Resource Residential
Morris	Boonton Town	B-1	Business District	R	Retail
Morris	Boonton Town	B-2	Business District	R	Retail
Morris	Boonton Town	B-3	Business District	R	Retail
Morris	Boonton Town	B-4	Business District	R	Retail
Morris	Boonton Town	B-5	Business District	R	Retail
Morris	Boonton Town	C-1	Commercial District	OC	Office/Commercial
Morris	Boonton Town	C-2	Commercial District	OC	Office/Commercial
Morris	Boonton Town	H2O	Water	H2O	Water
Morris	Boonton Town	I-1	Industrial District	I	Industrial
Morris	Boonton Town	I-2	Industrial District	I	Industrial
Morris	Boonton Town	R-1A	Residence District 1A	HDR	High Density Residential
Morris	Boonton Town	R-1B	Residence District 1B	TAR	Townhouse Attached Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Boonton Town	R-1C	Residence District 1C	HDR	High Density Residential
Morris	Boonton Town	R-1D	Residence District 1D	HDR	High Density Residential
Morris	Boonton Town	R-2A	Residence District 2A	HDR	High Density Residential
Morris	Boonton Town	R-2B	Residence District 2B	TAR	Townhouse Attached Residential
Morris	Boonton Town	R-3A	Residence District 3A	TAR	Townhouse Attached Residential
Morris	Boonton Town	R-3B	Residence District 3B	TAR	Townhouse Attached Residential
Morris	Boonton Town	ROW	Right Of Way	ROW	Right Of Way
Morris	Boonton Town	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Boonton Township	BP	Business Park District	OC	Office/Commercial
Morris	Boonton Township	H2O	Water	H2O	Water
Morris	Boonton Township	OB	Office Building District	OC	Office/Commercial
Morris	Boonton Township	R-130	Residence District	RURR	Rural Residential
Morris	Boonton Township	R-1A	Residence District	HDR	High Density Residential
Morris	Boonton Township	R-1B	Residence District	HDR	High Density Residential
Morris	Boonton Township	R-20	Residence District	MDR	Medium Density Residential
Morris	Boonton Township	R-30	Residence District	SR	Suburban Residential
Morris	Boonton Township	R-40	Residence District	SR	Suburban Residential
Morris	Boonton Township	R-81	Residence District	LDR	Low Density Residential
Morris	Boonton Township	R-ASH	Assisted Senior Housing District	SARH	Senior Or Age Restricted Housing
Morris	Boonton Township	RB	Retail Business District	R	Retail
Morris	Boonton Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Boonton Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Butler Borough	CBD	Central Business District	R	Retail
Morris	Butler Borough	H2O	Water	H2O	Water
Morris	Butler Borough	HC-1	Highway Commercial District	OC	Office/Commercial
Morris	Butler Borough	HC-2	Highway Commercial District	OC	Office/Commercial
Morris	Butler Borough	LI	Light Industrial District	I	Industrial
Morris	Butler Borough	LI/CBD	Light Industrial/Central Business District	I	Industrial
Morris	Butler Borough	MSR	Main Street Redevelopment Area	R	Retail
Morris	Butler Borough	R-1	Single Family Residential District	MDR	Medium Density Residential
Morris	Butler Borough	R-2	Single Family Residential District	HDR	High Density Residential
Morris	Butler Borough	R-3	Single Family Residential District	HDR	High Density Residential
Morris	Butler Borough	R-4	Single Family Residential District	HDR	High Density Residential
Morris	Butler Borough	R-5	Single Two Family Residential District	TAR	Townhouse Attached Residential
Morris	Butler Borough	R-6	Garden Apartment District	TAR	Townhouse Attached Residential
Morris	Butler Borough	R-7	Townhouse/Light Industrial District	I	Industrial
Morris	Butler Borough	RC	Restricted Commercial District	OC	Office/Commercial
Morris	Butler Borough	RO	Research Office District	OC	Office/Commercial
Morris	Butler Borough	RO/R-6	Research Office/Apartment District	MU	Mixed Use
Morris	Butler Borough	ROW	Right Of Way	ROW	Right Of Way
Morris	Butler Borough	SC	Senior Citizens Housing District	SARH	Senior Or Age Restricted Housing
Morris	Butler Borough	T	Transportation Or Other Use	ROW	Right Of Way

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Chester Borough	B-1	Historic Business Zone	R	Retail
Morris	Chester Borough	B-2	Neighborhood Business Zone	R	Retail
Morris	Chester Borough	B-3	Regional Commercial Zone	OC	Office/Commercial
Morris	Chester Borough	H2O	Water	H2O	Water
Morris	Chester Borough	I	Industrial	I	Industrial
Morris	Chester Borough	LBT	Limited Business District	R	Retail
Morris	Chester Borough	M-H	Mobile Home Park District	LDR	Low Density Residential
Morris	Chester Borough	O-P	Office Professional Zone	OC	Office/Commercial
Morris	Chester Borough	O-T	Office Transitional Zone	OC	Office/Commercial
Morris	Chester Borough	R-HD	Residential High Density Zone	LDR	Low Density Residential
Morris	Chester Borough	R-LD	Residential Low Density Zone	RURR	Rural Residential
Morris	Chester Borough	ROW	Right Of Way	ROW	Right Of Way
Morris	Chester Borough	R-PLD	Residential Planned Low Density Zone	RURR	Rural Residential
Morris	Chester Borough	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Chester Township	B	Business Zone	R	Retail
Morris	Chester Township	H2O	Water	H2O	Water
Morris	Chester Township	LB	Limited Business Zone	R	Retail
Morris	Chester Township	P	Public Zone	INST	Institutional
Morris	Chester Township	PO/R	Professional Office/Residential Zone	MU	Mixed Use
Morris	Chester Township	R-1	Residential Zone - 1 Acre	LDR	Low Density Residential
Morris	Chester Township	R-10	Rural Residential Zone - 10 Acres	RR	Resource Residential
Morris	Chester Township	R-2	Residential Zone - 2 Acres	LDR	Low Density Residential
Morris	Chester Township	R-3	Residential Zone - 3 Acres	RURR	Rural Residential
Morris	Chester Township	R-5	Residential Zone - 5 Acres	RURR	Rural Residential
Morris	Chester Township	RC	Residential Cluster Zone	SR	Suburban Residential
Morris	Chester Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Chester Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Chester Township	WR	Woodland/Residential Zone	SR	Suburban Residential
Morris	Denville Township	A-1	Garden Apartment Residence District	TAR	Townhouse Attached Residential
Morris	Denville Township	AH	Affordable Housing Zone	TAR	Townhouse Attached Residential
Morris	Denville Township	A-O-B	Apartment-Office-Business District	MU	Mixed Use
Morris	Denville Township	ASCH	Affordable Senior Citizen Housing District	SARH	Senior Or Age Restricted Housing
Morris	Denville Township	B-1	Central Business District	R	Retail
Morris	Denville Township	B-2	Highway Business District	R	Retail
Morris	Denville Township	B-2A	Highway Business District	R	Retail
Morris	Denville Township	B-3	General Business District	R	Retail
Morris	Denville Township	B-4	Neighborhood Shopping Center District	R	Retail
Morris	Denville Township	C	Conservation	INST	Institutional
Morris	Denville Township	H2O	Water	H2O	Water
Morris	Denville Township	I-1	Industrial District	I	Industrial
Morris	Denville Township	I-2	Industrial District	I	Industrial
Morris	Denville Township	OB-1	Office Building District	OC	Office/Commercial

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County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Denville Township	OB-3	Office Building District	OC	Office/Commercial
Morris	Denville Township	OB-4	Office Building District	OC	Office/Commercial
Morris	Denville Township	PARC	Planned Age-Restricted Community District	SARH	Senior Or Age Restricted Housing
Morris	Denville Township	POS	Public Open Space	INST	Institutional
Morris	Denville Township	R-1	Residence District	SR	Suburban Residential
Morris	Denville Township	R-1A	Residence District	RURR	Rural Residential
Morris	Denville Township	R-1B	Residence District	LDR	Low Density Residential
Morris	Denville Township	R-2	Residence District	MDR	Medium Density Residential
Morris	Denville Township	R-2A	Residence District	HDR	High Density Residential
Morris	Denville Township	R-3	Residence District	HDR	High Density Residential
Morris	Denville Township	R-4	Residence District	TAR	Townhouse Attached Residential
Morris	Denville Township	RC	Residential Conservation	SR	Suburban Residential
Morris	Denville Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Denville Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Denville Township	T-1	Townhouse Zone	HDR	High Density Residential
Morris	Denville Township	T-3	Townhouse District	TAR	Townhouse Attached Residential
Morris	Denville Township	T-4	Townhouse District	HDR	High Density Residential
Morris	Dover Town	C-1	Retail Commercial District	R	Retail
Morris	Dover Town	C-2	General Commercial District	OC	Office/Commercial
Morris	Dover Town	C-3	Light Industrial-Commercial District	I	Industrial
Morris	Dover Town	H2O	Water	H2O	Water
Morris	Dover Town	IND	Industrial District	I	Industrial
Morris	Dover Town	IND/OP	Industrial/Office Park District	I	Industrial
Morris	Dover Town	R-1	Single-Family District	HDR	High Density Residential
Morris	Dover Town	R-1S	Steep Slope Single-Family District	SR	Suburban Residential
Morris	Dover Town	R-2	Single-Family District	TAR	Townhouse Attached Residential
Morris	Dover Town	R-3	Double-Family District	TAR	Townhouse Attached Residential
Morris	Dover Town	R-3A	Double Family-Rooming House District	TAR	Townhouse Attached Residential
Morris	Dover Town	R-4	Multifamily District	TAR	Townhouse Attached Residential
Morris	Dover Town	RAD	Redevelopment Area District	MU	Mixed Use
Morris	Dover Town	ROW	Right Of Way	ROW	Right Of Way
Morris	Dover Town	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Hanover Township	A	Airport District	INST	Institutional
Morris	Hanover Township	B	Business District	R	Retail
Morris	Hanover Township	B-1	Business District	R	Retail
Morris	Hanover Township	B-P	Business And Professional District	OC	Office/Commercial
Morris	Hanover Township	D-S	Designated Shopping Center District	R	Retail
Morris	Hanover Township	H2O	Water	H2O	Water
Morris	Hanover Township	I	Industrial District	I	Industrial
Morris	Hanover Township	I-2	Industrial District	I	Industrial
Morris	Hanover Township	I-4	Industrial District	I	Industrial
Morris	Hanover Township	I-5	Industrial District	I	Industrial

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Hanover Township	I-B	Industrial And Business District	I	Industrial
Morris	Hanover Township	I-B2	Industrial - Business District	I	Industrial
Morris	Hanover Township	I-P	Industrial Park District	I	Industrial
Morris	Hanover Township	I-P2	Industrial Park District	I	Industrial
Morris	Hanover Township	O-1	Office District	OC	Office/Commercial
Morris	Hanover Township	OB-RL	Office Building And Research Laboratory District	OC	Office/Commercial
Morris	Hanover Township	OB-RL2	Office Building And Research Laboratory District	OC	Office/Commercial
Morris	Hanover Township	OB-RL3	Office Building And Research Laboratory District	OC	Office/Commercial
Morris	Hanover Township	PU	Public Use District	INST	Institutional
Morris	Hanover Township	R-10	Residence District	HDR	High Density Residential
Morris	Hanover Township	R-10M	Residence District	HDR	High Density Residential
Morris	Hanover Township	R-15	Residence District	MDR	Medium Density Residential
Morris	Hanover Township	R-25	Residence District	SR	Suburban Residential
Morris	Hanover Township	R-40	Residence District	SR	Suburban Residential
Morris	Hanover Township	R-M	Residence District	TAR	Townhouse Attached Residential
Morris	Hanover Township	RM-2	Residence District	MDR	Medium Density Residential
Morris	Hanover Township	RM-3	Residence District	HDR	High Density Residential
Morris	Hanover Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Hanover Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Hanover Township	TC	Town Center District	MU	Mixed Use
Morris	Harding Township	AH	Affordable Housing Zone	HDR	High Density Residential
Morris	Harding Township	B-1	Historic Village Buisness Zone	R	Retail
Morris	Harding Township	B-2	Business Zone	R	Retail
Morris	Harding Township	H2O	Water	H2O	Water
Morris	Harding Township	OB	Office Building Zone	OC	Office/Commercial
Morris	Harding Township	PL	Public Land Zone	INST	Institutional
Morris	Harding Township	PRN-RC	Planned Residential Neighborhood -Residential Clus	MU	Mixed Use
Morris	Harding Township	R-1	Residence Zone	RURR	Rural Residential
Morris	Harding Township	R-2	Residence Zone	SR	Suburban Residential
Morris	Harding Township	R-3	Residence Zone	MDR	Medium Density Residential
Morris	Harding Township	R-4	Residence Zone	HDR	High Density Residential
Morris	Harding Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Harding Township	RR	Rural Residential Zone	RURR	Rural Residential
Morris	Harding Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Jefferson Township	ASCH	Affordable Senior Citizen Housing Zone	SARH	Senior Or Age Restricted Housing
Morris	Jefferson Township	BP	Business Park Zone	OC	Office/Commercial
Morris	Jefferson Township	C-1	Neighborhood Business Zone	R	Retail
Morris	Jefferson Township	C-2	Hghway Business Zone	R	Retail
Morris	Jefferson Township	CR	Commercial Recreation Zone	OC	Office/Commercial
Morris	Jefferson Township	H2O	Water	H2O	Water
Morris	Jefferson Township	IP	Industrial Park Zone	I	Industrial
Morris	Jefferson Township	O	Office And Professional Zone	OC	Office/Commercial

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Jefferson Township	PARC	Planned Adult Residential Community	SARH	Senior Or Age Restricted Housing
Morris	Jefferson Township	Q	Quarry/Overlay Zone	I	Industrial
Morris	Jefferson Township	R-10	High-Density Multifamily Residence Zone	HDR	High Density Residential
Morris	Jefferson Township	R-30	Medium-Density Single-Family Residence Zone	SR	Suburban Residential
Morris	Jefferson Township	R-40	Low-Density Single-Family Residence Zone	LDR	Low Density Residential
Morris	Jefferson Township	RC	Rural Conservation District	RURR	Rural Residential
Morris	Jefferson Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Jefferson Township	SR-1	Medium-Density Residential Zone	HDR	High Density Residential
Morris	Jefferson Township	SR-2	High-Density Residential Zone	HDR	High Density Residential
Morris	Jefferson Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Jefferson Township	VC	Village Commercial Zone	MUAG	Mixed Use/Age Restricted Housing
Morris	Kinnelon Borough	A	Residential Zone	LDR	Low Density Residential
Morris	Kinnelon Borough	AH	Affordable Housing Zone	GA	Garden Apartments
Morris	Kinnelon Borough	C	Commercial Zone	OC	Office/Commercial
Morris	Kinnelon Borough	H2O	Water	H2O	Water
Morris	Kinnelon Borough	I	Limited Industrial Zone	I	Industrial
Morris	Kinnelon Borough	RC	Restricted Commercial Zone	OC	Office/Commercial
Morris	Kinnelon Borough	ROW	Right Of Way	ROW	Right Of Way
Morris	Kinnelon Borough	RR	Restricted Recreation Zone	INST	Institutional
Morris	Kinnelon Borough	SR	Senior Residential Zone	SARH	Senior Or Age Restricted Housing
Morris	Kinnelon Borough	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Mendham Borough	1/2-AC	1/2-Acre Residence Zone	HDR	High Density Residential
Morris	Mendham Borough	1/4-AC	1/4-Acre Residence Zone	SR	Suburban Residential
Morris	Mendham Borough	1-AC	1 Acre Residence Zone	LDR	Low Density Residential
Morris	Mendham Borough	3-AC	3 Acre Residence Zone	RURR	Rural Residential
Morris	Mendham Borough	5-AC	5 Acre Residence Zone	RURR	Rural Residential
Morris	Mendham Borough	EB	East Business Zone	MU	Mixed Use
Morris	Mendham Borough	H2O	Water	H2O	Water
Morris	Mendham Borough	HB	Historic Business Zone	MU	Mixed Use
Morris	Mendham Borough	LB	Limited Business Zone	R	Retail
Morris	Mendham Borough	ROW	Right Of Way	ROW	Right Of Way
Morris	Mendham Borough	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Mendham Township	B	Business Zone	MU	Mixed Use
Morris	Mendham Township	CR-1	Single Family Residential Zone	RURR	Rural Residential
Morris	Mendham Township	CR-2	Single Family Residential Zone	SR	Suburban Residential
Morris	Mendham Township	G	Golf Club Zone	INST	Institutional
Morris	Mendham Township	H2O	Water	H2O	Water
Morris	Mendham Township	R	Single Family Residential Zone	MDR	Medium Density Residential
Morris	Mendham Township	R-1	Single Family Residential Zone	LDR	Low Density Residential
Morris	Mendham Township	R-10	Single Family Residential Zone	RR	Resource Residential
Morris	Mendham Township	R-2	Single Family Residential Zone	LDR	Low Density Residential
Morris	Mendham Township	R-3	Single Family Residential Zone	RURR	Rural Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Mendham Township	R-5	Single Family Residential Zone	RURR	Rural Residential
Morris	Mendham Township	R-C	Single Family Residential Zone	MDR	Medium Density Residential
Morris	Mendham Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Mendham Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Mine Hill Township	C	Commercial District	OC	Office/Commercial
Morris	Mine Hill Township	CI-1	Commercial Industrial 1 District	I	Industrial
Morris	Mine Hill Township	CI-2	Commercial Industrial 2 District	I	Industrial
Morris	Mine Hill Township	H2O	Water	H2O	Water
Morris	Mine Hill Township	O/I	Office Industrial District	OC	Office/Commercial
Morris	Mine Hill Township	RAH	Residential Affordable Housing District	SARH	Senior Or Age Restricted Housing
Morris	Mine Hill Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Mine Hill Township	SF	Residential, Single-Family District	SR	Suburban Residential
Morris	Mine Hill Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Mine Hill Township	TH	Residential, Town Houses District	MDR	Medium Density Residential
Morris	Mine Hill Township	TH-1	Residential, Town Houses District	HDR	High Density Residential
Morris	Montville Township	AH-1	Affordable Housing District	TAR	Townhouse Attached Residential
Morris	Montville Township	AH-2	Affordable Housing District	HDR	High Density Residential
Morris	Montville Township	AH-4	Affordable Housing District	HDR	High Density Residential
Morris	Montville Township	B-1	Business District	R	Retail
Morris	Montville Township	B-2	Business District	R	Retail
Morris	Montville Township	B-3	Business District	R	Retail
Morris	Montville Township	B-4	Business District	R	Retail
Morris	Montville Township	B-5	Business District	R	Retail
Morris	Montville Township	H2O	Water	H2O	Water
Morris	Montville Township	I-1A	Industrial District	I	Industrial
Morris	Montville Township	I-1B	Industrial District	I	Industrial
Morris	Montville Township	I-2	Industrial District	I	Industrial
Morris	Montville Township	OB-1	Office Building District	OC	Office/Commercial
Morris	Montville Township	OB-2	Office Building District	OC	Office/Commercial
Morris	Montville Township	OB-2A	Office Building District	OC	Office/Commercial
Morris	Montville Township	OB-2B	Office Building District	OC	Office/Commercial
Morris	Montville Township	OB-3	Office Building District	OC	Office/Commercial
Morris	Montville Township	PURD	Planned Unit Residential Development District	MDR	Medium Density Residential
Morris	Montville Township	R-120	Residence District	RURR	Rural Residential
Morris	Montville Township	R-15	Residence District	MDR	Medium Density Residential
Morris	Montville Township	R-20A	Residence District	MDR	Medium Density Residential
Morris	Montville Township	R-20B	Residence District	MDR	Medium Density Residential
Morris	Montville Township	R-27A	Residence District	SR	Suburban Residential
Morris	Montville Township	R-27B	Residence District	SR	Suburban Residential
Morris	Montville Township	R-27C	Residence District	SR	Suburban Residential
Morris	Montville Township	R-27D	Residence District	SR	Suburban Residential
Morris	Montville Township	R-43	Residence District	LDR	Low Density Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Montville Township	R-80	Residence District	LDR	Low Density Residential
Morris	Montville Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Montville Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Morris Township	B-11	Business Zone	R	Retail
Morris	Morris Township	CEM	Cemetery Zone	INST	Institutional
Morris	Morris Township	H2O	Water	H2O	Water
Morris	Morris Township	I-21	Industrial Zone	I	Industrial
Morris	Morris Township	NH/AL/RH	Nursing Home/Long Term Care, Assisted Living And R	SARH	Senior Or Age Restricted Housing
Morris	Morris Township	OL-15	Office And Research Laboratory Zone	OC	Office/Commercial
Morris	Morris Township	OL-40	Office And Research Laboratory Zone	OC	Office/Commercial
Morris	Morris Township	OL-5	Office And Research Laboratory Zone	OC	Office/Commercial
Morris	Morris Township	OS/GU	Open Space - Government Use Zone	RURR	Rural Residential
Morris	Morris Township	OS-GU/25-A	Open Space - Government Use Alternate Residentia	SR	Suburban Residential
Morris	Morris Township	OS-GU/CCRC	Open Space - Government Use/Continuing Care Retire	SARH	Senior Or Age Restricted Housing
Morris	Morris Township	RA-11	Single-Family Residential Zone	HDR	High Density Residential
Morris	Morris Township	RA-130	Single-Family Residential Zone	RURR	Rural Residential
Morris	Morris Township	RA-15	Single-Family Residential Zone	MDR	Medium Density Residential
Morris	Morris Township	RA-25	Single-Family Residential Zone	SR	Suburban Residential
Morris	Morris Township	RA-35	Single-Family Residential Zone	SR	Suburban Residential
Morris	Morris Township	RA-7	Single-Family Residential Zone	HDR	High Density Residential
Morris	Morris Township	RB-7	Multiple-Family Residential Zone	TAR	Townhouse Attached Residential
Morris	Morris Township	RG-5	Multiple-Family Residential Zone	TAR	Townhouse Attached Residential
Morris	Morris Township	RH-16	Mixed Housing Zone	TAR	Townhouse Attached Residential
Morris	Morris Township	RH-20	Mixed Housing Zone	GA	Garden Apartments
Morris	Morris Township	RH-5	Mixed Housing Zone	HDR	High Density Residential
Morris	Morris Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Morris Township	SC	Senior Citizens Housing Zone	SARH	Senior Or Age Restricted Housing
Morris	Morris Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Morris Township	TH-6	Townhouse Residential Zone	HDR	High Density Residential
Morris	Morris Township	TH-8	Townhouse Residential Zone	HDR	High Density Residential
Morris	Morris Plains Borough	B-1	Business Zone (Retail, Sales And Services)	R	Retail
Morris	Morris Plains Borough	B-2	Business Zone (Retail, Sales And Services)	R	Retail
Morris	Morris Plains Borough	B-3	Business Zone (Retail, Sales And Services)	R	Retail
Morris	Morris Plains Borough	B-4	Business Zone (Office Buildings)	OC	Office/Commercial
Morris	Morris Plains Borough	C-1	Highway Commercial Zone	OC	Office/Commercial
Morris	Morris Plains Borough	H2O	Water	H2O	Water
Morris	Morris Plains Borough	I	Limited Industrial Zone	I	Industrial
Morris	Morris Plains Borough	L-1	Office And Research Zone	OC	Office/Commercial
Morris	Morris Plains Borough	L-2	Office And Research Zone	OC	Office/Commercial
Morris	Morris Plains Borough	OB	Office Building Zone	OC	Office/Commercial
Morris	Morris Plains Borough	R-1	Single Family Residence Zone	SR	Suburban Residential
Morris	Morris Plains Borough	R-2	Single Family Residence Zone	MDR	Medium Density Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Morris Plains Borough	R-3	Single Family Residence Zone	HDR	High Density Residential
Morris	Morris Plains Borough	R-4	Single Family Residence And Townhouse Zone	HDR	High Density Residential
Morris	Morris Plains Borough	R-5	Apartment And Townhouse Residence Zone	GA	Garden Apartments
Morris	Morris Plains Borough	ROW	Right Of Way	ROW	Right Of Way
Morris	Morris Plains Borough	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Morristown Town	B	Business District	R	Retail
Morris	Morristown Town	CBD	Central Business District	R	Retail
Morris	Morristown Town	H	Hospital Use District	OC	Office/Commercial
Morris	Morristown Town	H-1	Hospital Use District	OC	Office/Commercial
Morris	Morristown Town	H2O	Water	H2O	Water
Morris	Morristown Town	I	Industrial District	I	Industrial
Morris	Morristown Town	LI	Light Industrial District	I	Industrial
Morris	Morristown Town	M1	Residential District	GA	Garden Apartments
Morris	Morristown Town	OB	Office Building District	MU	Mixed Use
Morris	Morristown Town	ORC	Office Residential Character District	MU	Mixed Use
Morris	Morristown Town	R1	Residential District	SR	Suburban Residential
Morris	Morristown Town	R2	Residential District	HDR	High Density Residential
Morris	Morristown Town	R3	Residential District	HDR	High Density Residential
Morris	Morristown Town	RC	Low Residential Density Cluster Option District	HDR	High Density Residential
Morris	Morristown Town	RG	Residential District	TAR	Townhouse Attached Residential
Morris	Morristown Town	RG-M	Mixed Mid-Rise Residential District	TAR	Townhouse Attached Residential
Morris	Morristown Town	RG-R	Medium Residential Density District	TAR	Townhouse Attached Residential
Morris	Morristown Town	ROW	Right Of Way	ROW	Right Of Way
Morris	Morristown Town	RT	Residential District	TAR	Townhouse Attached Residential
Morris	Morristown Town	RZ-1	Redevelopment Zone 1	MU	Mixed Use
Morris	Morristown Town	RZ-2	Redevelopment Zone 2	MU	Mixed Use
Morris	Morristown Town	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Morristown Town	TVC	Transit Village Core	MU	Mixed Use
Morris	Morristown Town	UR159	Urban Renewal District	R	Retail
Morris	Mountain Lakes Borough	A	Business Zone	R	Retail
Morris	Mountain Lakes Borough	B	Business Zone	R	Retail
Morris	Mountain Lakes Borough	C	Conservation Zone	INST	Institutional
Morris	Mountain Lakes Borough	H2O	Water	H2O	Water
Morris	Mountain Lakes Borough	OL-1	Office, Light Industrial Zone	OC	Office/Commercial
Morris	Mountain Lakes Borough	OL-2	Office, Light Industrial Zone	OC	Office/Commercial
Morris	Mountain Lakes Borough	OL-2/R-1	Office, Light Industrial Zone/Residential Overlay	HDR	High Density Residential
Morris	Mountain Lakes Borough	R-1	Residential Zone - Single-Family	HDR	High Density Residential
Morris	Mountain Lakes Borough	R-2	Residential Zone - Single-Family	HDR	High Density Residential
Morris	Mountain Lakes Borough	R-A	Residential Zone - Single-Family	MDR	Medium Density Residential
Morris	Mountain Lakes Borough	R-AA	Residential Zone - Single-Family	SR	Suburban Residential
Morris	Mountain Lakes Borough	R-AH	Residential Zone - Affordable Housing	LDR	Low Density Residential
Morris	Mountain Lakes Borough	RC-1	Residential Zone - Single-Family Clustering Option	SR	Suburban Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Mountain Lakes Borough	RC-2	Residential Zone - Single-Family Clustering Option	MDR	Medium Density Residential
Morris	Mountain Lakes Borough	RC-3	Residential Zone - Single-Family Clustering Option	MDR	Medium Density Residential
Morris	Mountain Lakes Borough	ROW	Right Of Way	ROW	Right Of Way
Morris	Mountain Lakes Borough	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Mount Arlington Borough	B-1	Business Zone	R	Retail
Morris	Mount Arlington Borough	H2O	Water	H2O	Water
Morris	Mount Arlington Borough	HMC	Hotel-Motel Conference Center Zone	OC	Office/Commercial
Morris	Mount Arlington Borough	OB	Office Business Zone	OC	Office/Commercial
Morris	Mount Arlington Borough	OSGU	Open Space Government Use Zone	LDR	Low Density Residential
Morris	Mount Arlington Borough	PUD	Planned Unit Development Zone	HDR	High Density Residential
Morris	Mount Arlington Borough	RA-15	Single Family Residence Zone	MDR	Medium Density Residential
Morris	Mount Arlington Borough	RA-30	Single Family Residence Zone	SR	Suburban Residential
Morris	Mount Arlington Borough	RA-40	Single Family Residence Zone	SR	Suburban Residential
Morris	Mount Arlington Borough	RA-40A	Single Family Residence Zone - Utility As A Condit	SR	Suburban Residential
Morris	Mount Arlington Borough	RA-7.5	Single Family Residence Zone	HDR	High Density Residential
Morris	Mount Arlington Borough	R-C	Resort-Commercial Zone	OC	Office/Commercial
Morris	Mount Arlington Borough	RG-5	Multi-Family Residence Zone	HDR	High Density Residential
Morris	Mount Arlington Borough	ROW	Right Of Way	ROW	Right Of Way
Morris	Mount Arlington Borough	R-PRD	Residential-Planned Residential Development Zone	MDR	Medium Density Residential
Morris	Mount Arlington Borough	SRC	Special Resource Cluster Zone	HDR	High Density Residential
Morris	Mount Arlington Borough	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Mount Olive Township	C-1	Commercial District	OC	Office/Commercial
Morris	Mount Olive Township	C-2	Commercial District	OC	Office/Commercial
Morris	Mount Olive Township	C-LI	Commercial/Light Industrial District	OC	Office/Commercial
Morris	Mount Olive Township	CR-3	Commercial/Residential District	MU	Mixed Use
Morris	Mount Olive Township	FTZ-1	Foreign Trade Zone District	OC	Office/Commercial
Morris	Mount Olive Township	FTZ-2	Foreign Trade Zone District	OC	Office/Commercial
Morris	Mount Olive Township	FTZ-3	Foreign Trade Zone District	OC	Office/Commercial
Morris	Mount Olive Township	FTZ-4	Foreign Trade Zone District	OC	Office/Commercial
Morris	Mount Olive Township	GI	General Industrial District	I	Industrial
Morris	Mount Olive Township	H2O	Water	H2O	Water
Morris	Mount Olive Township	L	Lake District	INST	Institutional
Morris	Mount Olive Township	LI	Light Industrial District	I	Industrial
Morris	Mount Olive Township	M	Mining District	INST	Institutional
Morris	Mount Olive Township	OR	Office Research District	OC	Office/Commercial
Morris	Mount Olive Township	P	Public/Conservation District	INST	Institutional
Morris	Mount Olive Township	PB	Professional Business District	R	Retail
Morris	Mount Olive Township	R-1	Residential Zone	LDR	Low Density Residential
Morris	Mount Olive Township	R-2	Residential Zone	MDR	Medium Density Residential
Morris	Mount Olive Township	R-3	Residential Zone	MDR	Medium Density Residential
Morris	Mount Olive Township	R-3SC	Senior Citizen Housing District	SARH	Senior Or Age Restricted Housing
Morris	Mount Olive Township	R-4	Residential Zone	HDR	High Density Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Mount Olive Township	R-5	Residential Zone	HDR	High Density Residential
Morris	Mount Olive Township	R-5/ML	Multifamily Residential District	TAR	Townhouse Attached Residential
Morris	Mount Olive Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Mount Olive Township	RR-A	Rural Residential Zone	LDR	Low Density Residential
Morris	Mount Olive Township	RR-AA	Rural Residential Zone	RURR	Rural Residential
Morris	Mount Olive Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Netcong Borough	B	Commercial Business Zone	OC	Office/Commercial
Morris	Netcong Borough	B-C	Borough Center Zone	MU	Mixed Use
Morris	Netcong Borough	H2O	Water	H2O	Water
Morris	Netcong Borough	I-1	General Industrial Zone	I	Industrial
Morris	Netcong Borough	I-2	Limited Industrial Zone	I	Industrial
Morris	Netcong Borough	I-3	Limited Industrial And Commercial Zone	I	Industrial
Morris	Netcong Borough	LOR	Limited Office/Research Zone	OC	Office/Commercial
Morris	Netcong Borough	R-1	Single-Family Residential Zone	HDR	High Density Residential
Morris	Netcong Borough	R-1A	Single-Family Residential Zone	HDR	High Density Residential
Morris	Netcong Borough	R-2	Single-Family Residential Zone	TAR	Townhouse Attached Residential
Morris	Netcong Borough	R-3	Single-Family Residential Zone	HDR	High Density Residential
Morris	Netcong Borough	R-3A	Single-Family Residential Zone	MDR	Medium Density Residential
Morris	Netcong Borough	R-4	Garden Apartment Zone	TAR	Townhouse Attached Residential
Morris	Netcong Borough	ROW	Right Of Way	ROW	Right Of Way
Morris	Netcong Borough	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Parsippany Troy Hills Township	AHD-1	Affordable Housing District Number 1	SARH	Senior Or Age Restricted Housing
Morris	Parsippany Troy Hills Township	AHD-2	Affordable Housing District Number 2	TAR	Townhouse Attached Residential
Morris	Parsippany Troy Hills Township	B-1	Highway Commercial District	OC	Office/Commercial
Morris	Parsippany Troy Hills Township	B-2	Highway Development District	R	Retail
Morris	Parsippany Troy Hills Township	B-2A	Limited Highway Development District	R	Retail
Morris	Parsippany Troy Hills Township	B-3	Local Business District	R	Retail
Morris	Parsippany Troy Hills Township	B-3A	Local Business-A District	R	Retail
Morris	Parsippany Troy Hills Township	B-4	Local Business District	R	Retail
Morris	Parsippany Troy Hills Township	B-5	Local Business District	R	Retail
Morris	Parsippany Troy Hills Township	COD	Corporation Office District	OC	Office/Commercial
Morris	Parsippany-Troy Hills Township	H2O	Water	H2O	Water
Morris	Parsippany Troy Hills Township	LIW2	Limited Industrial Wholesale District	I	Industrial
Morris	Parsippany Troy Hills Township	LIW2/R-3	Limited Industrial Wholesale/Residential District	MU	Mixed Use
Morris	Parsippany Troy Hills Township	LIW5	Limited Industrial Wholesale District	I	Industrial
Morris	Parsippany Troy Hills Township	O-1	Office Professional District	OC	Office/Commercial
Morris	Parsippany Troy Hills Township	O-2	Office Professional District	OC	Office/Commercial
Morris	Parsippany Troy Hills Township	O-3	Office Professional District	OC	Office/Commercial
Morris	Parsippany Troy Hills Township	O-S	Office-Service District	OC	Office/Commercial
Morris	Parsippany Troy Hills Township	O-T	Office Transitional District	OC	Office/Commercial
Morris	Parsippany Troy Hills Township	POD	Planned Office District	OC	Office/Commercial
Morris	Parsippany Troy Hills Township	PRD	Planned Residential Development District	HDR	High Density Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Parsippany Troy Hills Township	PRD-2	Planned Residential Development 2 District	HDR	High Density Residential
Morris	Parsippany Troy Hills Township	R-1	Residential District	SR	Suburban Residential
Morris	Parsippany Troy Hills Township	R-1/RCW	Residential/Recreation, Conservation And Wildlife	INST	Institutional
Morris	Parsippany Troy Hills Township	R-1M	Residential Mixed Use Option District	MU	Mixed Use
Morris	Parsippany Troy Hills Township	R-1M(r)	Mixed Residential Option District	SR	Suburban Residential
Morris	Parsippany Troy Hills Township	R-2	Residential District	SR	Suburban Residential
Morris	Parsippany Troy Hills Township	R-2M	Residential Mixed Use Option District	SR	Suburban Residential
Morris	Parsippany Troy Hills Township	R-3	Residential District	MDR	Medium Density Residential
Morris	Parsippany Troy Hills Township	R-3(RCA)	Residential District	HDR	High Density Residential
Morris	Parsippany Troy Hills Township	R-3A (RCA)	Residential District	HDR	High Density Residential
Morris	Parsippany Troy Hills Township	R-4	Residential District	HDR	High Density Residential
Morris	Parsippany Troy Hills Township	R-5	Residential District	RR	Resource Residential
Morris	Parsippany Troy Hills Township	RCW	Recreation, Conservation And Wildlife District	INST	Institutional
Morris	Parsippany Troy Hills Township	ROL	Research, Office And Laboratory District	OC	Office/Commercial
Morris	Parsippany-Troy Hills Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Parsippany Troy Hills Township	R-R	Residential District	LDR	Low Density Residential
Morris	Parsippany Troy Hills Township	SED-10	Specialized Economic Development District 10	R	Retail
Morris	Parsippany Troy Hills Township	SED-3	Specialized Economic Development District 3	R	Retail
Morris	Parsippany Troy Hills Township	SED-3A	Specialized Economic Development District 3	R	Retail
Morris	Parsippany Troy Hills Township	SED-5	Specialized Economic Development District 5	R	Retail
Morris	Parsippany Troy Hills Township	SED-5A	Specialized Economic Development District 5	R	Retail
Morris	Parsippany Troy Hills Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Pequannock Township	C-1	Neighborhood Commercial District	R	Retail
Morris	Pequannock Township	C-2	Highway Commercial District	OC	Office/Commercial
Morris	Pequannock Township	C-3	Regional Commercial District	OC	Office/Commercial
Morris	Pequannock Township	C-4	Regional Commercial District	OC	Office/Commercial
Morris	Pequannock Township	CCRCD	Continuing Care Retirement Community District	SARH	Senior Or Age Restricted Housing
Morris	Pequannock Township	H2O	Water	H2O	Water
Morris	Pequannock Township	I-1	Industrial District	I	Industrial
Morris	Pequannock Township	I-2	Industrial District	I	Industrial
Morris	Pequannock Township	I-3	Industrial District	I	Industrial
Morris	Pequannock Township	PRD	Planned Residential Development District	HDR	High Density Residential
Morris	Pequannock Township	R-11	Residence District	HDR	High Density Residential
Morris	Pequannock Township	R-15	Residence District	MDR	Medium Density Residential
Morris	Pequannock Township	R-22	Residence District	SR	Suburban Residential
Morris	Pequannock Township	R-45	Residence District	LDR	Low Density Residential
Morris	Pequannock Township	R-87	Residence District	LDR	Low Density Residential
Morris	Pequannock Township	R-9	Residence District	HDR	High Density Residential
Morris	Pequannock Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Pequannock Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Randolph Township	B-1	Neighborhood Business District	R	Retail
Morris	Randolph Township	B-2	Regional Business District	R	Retail

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Randolph Township	B-3	Planned Business District	R	Retail
Morris	Randolph Township	B-4	General Commercial District	OC	Office/Commercial
Morris	Randolph Township	H2O	Water	H2O	Water
Morris	Randolph Township	I-1	Industrial District	I	Industrial
Morris	Randolph Township	I-2	Industrial District	I	Industrial
Morris	Randolph Township	LVC	Limited Village Commercial	R	Retail
Morris	Randolph Township	OL	Office Laboratory District	OC	Office/Commercial
Morris	Randolph Township	OS/GU	Open Space / Government Use District	INST	Institutional
Morris	Randolph Township	PO/R	Professional Office/Residential District	MU	Mixed Use
Morris	Randolph Township	R-1	Single Family Residential District	LDR	Low Density Residential
Morris	Randolph Township	R-1A	Single Family Residential District	LDR	Low Density Residential
Morris	Randolph Township	R-2	Single Family Residential District	SR	Suburban Residential
Morris	Randolph Township	R-3	Single Family Residential District	MDR	Medium Density Residential
Morris	Randolph Township	R-4	Residential District (Garden Apartments)	TAR	Townhouse Attached Residential
Morris	Randolph Township	R-5	Multi-Family Residential District	HDR	High Density Residential
Morris	Randolph Township	R-GAH	Government Assisted Housing District	TAR	Townhouse Attached Residential
Morris	Randolph Township	RLD	Low Density Residential District	LDR	Low Density Residential
Morris	Randolph Township	RLDA	Single Family Residential District	LDR	Low Density Residential
Morris	Randolph Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Randolph Township	RR	Rural Residential District	RURR	Rural Residential
Morris	Randolph Township	RR-5	Rural Residential District	RR	Resource Residential
Morris	Randolph Township	SS/VO	Specialty Shop/Village Office District	OC	Office/Commercial
Morris	Randolph Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Randolph Township	VCC	Village Center Commercial	R	Retail
Morris	Randolph Township	VCR	Village Center Residential	MDR	Medium Density Residential
Morris	Riverdale Borough	ARD	Adult Residential District	SARH	Senior Or Age Restricted Housing
Morris	Riverdale Borough	CB	Community Business District	R	Retail
Morris	Riverdale Borough	CRD	Community Redevelopment District	MU	Mixed Use
Morris	Riverdale Borough	H2O	Water	H2O	Water
Morris	Riverdale Borough	HB	Highway Business District	R	Retail
Morris	Riverdale Borough	HB-1	Highway Business District	R	Retail
Morris	Riverdale Borough	I	Industrial District	I	Industrial
Morris	Riverdale Borough	I-1	Industrial Park District	I	Industrial
Morris	Riverdale Borough	I-3	Industrial Park District	I	Industrial
Morris	Riverdale Borough	IQ	Industrial Quarry Zone	I	Industrial
Morris	Riverdale Borough	MF-1	Multifamily District	TAR	Townhouse Attached Residential
Morris	Riverdale Borough	PO-1	Professional Office District 1	OC	Office/Commercial
Morris	Riverdale Borough	PO-2	Professional Office District 2	OC	Office/Commercial
Morris	Riverdale Borough	PRD	Planned Residential Development District	TAR	Townhouse Attached Residential
Morris	Riverdale Borough	R-15	Residential District	MDR	Medium Density Residential
Morris	Riverdale Borough	R-25	Residential District	SR	Suburban Residential
Morris	Riverdale Borough	R-40	Residential District	SR	Suburban Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Riverdale Borough	R-7.5	Residential District	HDR	High Density Residential
Morris	Riverdale Borough	ROW	Right Of Way	ROW	Right Of Way
Morris	Riverdale Borough	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Rockaway Borough	BC	Borough Center Commercial District	R	Retail
Morris	Rockaway Borough	G-B	General Business District	R	Retail
Morris	Rockaway Borough	GLI	General Light Industrial District	I	Industrial
Morris	Rockaway Borough	H2O	Water	H2O	Water
Morris	Rockaway Borough	H-C	Highway Commercial District	OC	Office/Commercial
Morris	Rockaway Borough	HT/LI	High Tech/Light Industrial District	I	Industrial
Morris	Rockaway Borough	O-B	Office Business District	OC	Office/Commercial
Morris	Rockaway Borough	R-1	Single Family Residence District	MDR	Medium Density Residential
Morris	Rockaway Borough	R-1A	Single Family Residence District	MDR	Medium Density Residential
Morris	Rockaway Borough	R-2	Single Family Residence District	HDR	High Density Residential
Morris	Rockaway Borough	R-3	Single Family Residence District	HDR	High Density Residential
Morris	Rockaway Borough	R-4	Multiple Family Residence District	TAR	Townhouse Attached Residential
Morris	Rockaway Borough	R-5	Garden Apartment/Townhouse Residence District	GA	Garden Apartments
Morris	Rockaway Borough	ROW	Right Of Way	ROW	Right Of Way
Morris	Rockaway Borough	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Rockaway Township	B-1	Neighborhood Business District	R	Retail
Morris	Rockaway Township	B-2	Highway Business District	R	Retail
Morris	Rockaway Township	H2O	Water	H2O	Water
Morris	Rockaway Township	I	Industrial District	I	Industrial
Morris	Rockaway Township	M	Mining District	I	Industrial
Morris	Rockaway Township	O-1	Office Building District	OC	Office/Commercial
Morris	Rockaway Township	O-2	Office Building District	OC	Office/Commercial
Morris	Rockaway Township	O-3	Office Building District	OC	Office/Commercial
Morris	Rockaway Township	OB-RL	Office Building Research Laboratory District	OC	Office/Commercial
Morris	Rockaway Township	OR1-EH	Offcie/Residential/Elder Housing Multiuse District	MUAG	Mixed Use/Age Restricted Housing
Morris	Rockaway Township	OR-3	Office Residential/Multiuse District	MU	Mixed Use
Morris	Rockaway Township	PED	Planned Economic Development District	R	Retail
Morris	Rockaway Township	R-13	Single Family Detached Residential District	HDR	High Density Residential
Morris	Rockaway Township	R-20	Single Family Detached Residential District	MDR	Medium Density Residential
Morris	Rockaway Township	R-20_AC	Single Family Detached Residential District	ER	Estate Residential
Morris	Rockaway Township	R-40	Single Family Detached Residential District	SR	Suburban Residential
Morris	Rockaway Township	R-5_AC	Single Family Detached Residential District	RURR	Rural Residential
Morris	Rockaway Township	R-88	Single Family Detached Residential District	LDR	Low Density Residential
Morris	Rockaway Township	R-B	Regional Business District	R	Retail
Morris	Rockaway Township	RMF-15	Multifamily Residential District	TAR	Townhouse Attached Residential
Morris	Rockaway Township	RMF-5	Multifamily Residential District	HDR	High Density Residential
Morris	Rockaway Township	RMF-8	Multifamily Residential District	TAR	Townhouse Attached Residential
Morris	Rockaway Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Rockaway Township	R-P	Residential/Professional District	MU	Mixed Use

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Rockaway Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Roxbury Township	AH-2	Affordable Housing Residence District	SARH	Senior Or Age Restricted Housing
Morris	Roxbury Township	AH-3	Affordable Senior Housing/Multi-Family Housing/ Bu	SARH	Senior Or Age Restricted Housing
Morris	Roxbury Township	AH-3A	Affordable Housing Residence Zone	GA	Garden Apartments
Morris	Roxbury Township	AH-3B	Townhouse/Manor Home Zone	HDR	High Density Residential
Morris	Roxbury Township	B-1	Limited Business District	R	Retail
Morris	Roxbury Township	B-1/A	Limited Business District	R	Retail
Morris	Roxbury Township	B-2	Highway Business District	R	Retail
Morris	Roxbury Township	B-3	Planned Shopping Center District	R	Retail
Morris	Roxbury Township	GU	Government Use District	INST	Institutional
Morris	Roxbury Township	H2O	Water	H2O	Water
Morris	Roxbury Township	I-1	Limited Industrial District	I	Industrial
Morris	Roxbury Township	I-10	Limited Industrial District	I	Industrial
Morris	Roxbury Township	I-3	Limited Industrial District	I	Industrial
Morris	Roxbury Township	I-5	Limited Industrial District	I	Industrial
Morris	Roxbury Township	LI/OR	Light Industrial/Office Research District	I	Industrial
Morris	Roxbury Township	MFR	Multi-Family Residential District	HDR	High Density Residential
Morris	Roxbury Township	OB	Office Building District	OC	Office/Commercial
Morris	Roxbury Township	OR-5	Office Research District	OC	Office/Commercial
Morris	Roxbury Township	OS	Open Space District	INST	Institutional
Morris	Roxbury Township	PO/LI	Planned Office/Light Industrial District	I	Industrial
Morris	Roxbury Township	PO/R	Professional Office/Residential District	MU	Mixed Use
Morris	Roxbury Township	R-1	Residence District	SR	Suburban Residential
Morris	Roxbury Township	R-1.8	Residence District	HDR	High Density Residential
Morris	Roxbury Township	R-2	Residence District	SR	Suburban Residential
Morris	Roxbury Township	R-2.5	Residence District	MDR	Medium Density Residential
Morris	Roxbury Township	R-3	Residence District	MDR	Medium Density Residential
Morris	Roxbury Township	R-4	Residence District	HDR	High Density Residential
Morris	Roxbury Township	R-5	Multiple Family Residence District	HDR	High Density Residential
Morris	Roxbury Township	R-6	Residence District	SR	Suburban Residential
Morris	Roxbury Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Roxbury Township	RR	Rural Residence District	RURR	Rural Residential
Morris	Roxbury Township	RR-5	Rural Residence District	RURR	Rural Residential
Morris	Roxbury Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Victory Gardens Borough	B	Business District	R	Retail
Morris	Victory Gardens Borough	H2O	Water	H2O	Water
Morris	Victory Gardens Borough	LI	Light Industry And Office Research District	OC	Office/Commercial
Morris	Victory Gardens Borough	MF	Multifamily Residential District	TAR	Townhouse Attached Residential
Morris	Victory Gardens Borough	MF-SC	Multifamily Senior Citizen District	SARH	Senior Or Age Restricted Housing
Morris	Victory Gardens Borough	ROW	Right Of Way	ROW	Right Of Way
Morris	Victory Gardens Borough	S-1	Single And Two-Family Residential District	TAR	Townhouse Attached Residential
Morris	Victory Gardens Borough	T	Transportation Or Other Use	ROW	Right Of Way

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Morris	Washington Township	C-1	Neighborhood Business District	R	Retail
Morris	Washington Township	C-2	Highway Business District	R	Retail
Morris	Washington Township	GC/R	Golf Course/Residential District	RURR	Rural Residential
Morris	Washington Township	H2O	Water	H2O	Water
Morris	Washington Township	OR	Office, Research/Industrial District	I	Industrial
Morris	Washington Township	OR/I	Office, Research/Industrial District	OC	Office/Commercial
Morris	Washington Township	PUD/R2	Planned Unit Development District	LDR	Low Density Residential
Morris	Washington Township	R-1	Single-Family Residential District	SR	Suburban Residential
Morris	Washington Township	R-1/R-2	Single-Family Residential District	LDR	Low Density Residential
Morris	Washington Township	R-20	Single-Family Residential District	LDR	Low Density Residential
Morris	Washington Township	R-5	Washington Township Conservation District	RURR	Rural Residential
Morris	Washington Township	RCH	Reduced-Cost Housing District	HDR	High Density Residential
Morris	Washington Township	RCH-SC	Reduced-Cost Housing - Senior Citizen District	SARH	Senior Or Age Restricted Housing
Morris	Washington Township	R-MDU	Single-Family And Multiple Dwelling Unit Residential	HDR	High Density Residential
Morris	Washington Township	ROW	Right Of Way	ROW	Right Of Way
Morris	Washington Township	T	Transportation Or Other Use	ROW	Right Of Way
Morris	Wharton Borough	A	Apartment And Townhouse District	TAR	Townhouse Attached Residential
Morris	Wharton Borough	AH-1	Affordable Housing District	TAR	Townhouse Attached Residential
Morris	Wharton Borough	AH-2	Affordable Housing District	HDR	High Density Residential
Morris	Wharton Borough	ALR	Adult Living Residential District	SARH	Senior Or Age Restricted Housing
Morris	Wharton Borough	B-1	Neighborhood Business District	R	Retail
Morris	Wharton Borough	B-2	Regional Business District	R	Retail
Morris	Wharton Borough	CBD	Central Business District	R	Retail
Morris	Wharton Borough	H2O	Water	H2O	Water
Morris	Wharton Borough	I-1	Planned Industrial District	I	Industrial
Morris	Wharton Borough	I-2	General Industrial District	I	Industrial
Morris	Wharton Borough	I-3	Industrial /Distribution District	I	Industrial
Morris	Wharton Borough	OAL	Office/Assisted Living District	MUAG	Mixed Use/Age Restricted Housing
Morris	Wharton Borough	R-10	Low-Moderate Density Single Family District	HDR	High Density Residential
Morris	Wharton Borough	R-15	Low Density Single Family District	MDR	Medium Density Residential
Morris	Wharton Borough	R-40	Low Density Single Family District	SR	Suburban Residential
Morris	Wharton Borough	R-75	Moderate Density Single Family District	HDR	High Density Residential
Morris	Wharton Borough	RM-75	Medium Density One And Two Family District	HDR	High Density Residential
Morris	Wharton Borough	ROW	Right Of Way	ROW	Right Of Way
Morris	Wharton Borough	S-H	Senior Housing District	SARH	Senior Or Age Restricted Housing
Morris	Wharton Borough	T	Transportation Or Other Use	ROW	Right Of Way
Passaic	Bloomingtondale Borough	B-1	General Business Zone	R	Retail
Passaic	Bloomingtondale Borough	H2O	Water	H2O	Water
Passaic	Bloomingtondale Borough	M-1	Light Industrial Zone	I	Industrial
Passaic	Bloomingtondale Borough	M-1-Q	Light Industrial & Quarry Zone	I	Industrial
Passaic	Bloomingtondale Borough	P	Public Lands	INST	Institutional
Passaic	Bloomingtondale Borough	R-10	One-Family Residential Zone	HDR	High Density Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Passaic	Bloomingtondale Borough	R-10-0	Residential And Office Zone	MU	Mixed Use
Passaic	Bloomingtondale Borough	R-130	One-Family Residential Zone	RURR	Rural Residential
Passaic	Bloomingtondale Borough	R-20	One-Family Residential Zone	SR	Suburban Residential
Passaic	Bloomingtondale Borough	R-40	One-Family Residential Zone	LDR	Low Density Residential
Passaic	Bloomingtondale Borough	R-40-TH	One-Family Residential And Townhouse Zone	MDR	Medium Density Residential
Passaic	Bloomingtondale Borough	R-G	Garden Apartment Zone	TAR	Townhouse Attached Residential
Passaic	Bloomingtondale Borough	R-G_CL	Garden Apartment Zone Cluster Zoning	TAR	Townhouse Attached Residential
Passaic	Bloomingtondale Borough	R-M	In-Town Apartment And Senior Citizen Housing	SARH	Senior Or Age Restricted Housing
Passaic	Bloomingtondale Borough	R-M-0	Residential And Office Zone	MU	Mixed Use
Passaic	Bloomingtondale Borough	ROW	Right Of Way	ROW	Right Of Way
Passaic	Bloomingtondale Borough	SC	Summer Camp And Conference Center Zone	INST	Institutional
Passaic	Pompton Lakes Borough	B1	Retail Business And Service	R	Retail
Passaic	Pompton Lakes Borough	B2	Retail Business And Service	R	Retail
Passaic	Pompton Lakes Borough	CR	Conservation Recreation	INST	Institutional
Passaic	Pompton Lakes Borough	H2O	Water	H2O	Water
Passaic	Pompton Lakes Borough	M	Manufacturing And Industrial Operations	I	Industrial
Passaic	Pompton Lakes Borough	OS	Open Space	INST	Institutional
Passaic	Pompton Lakes Borough	R10	Residential, Affordable Housing	HDR	High Density Residential
Passaic	Pompton Lakes Borough	R3	Single-Family Residence	SR	Suburban Residential
Passaic	Pompton Lakes Borough	R4	Single-Family Residence	MDR	Medium Density Residential
Passaic	Pompton Lakes Borough	R5	Residence Attached	MDR	Medium Density Residential
Passaic	Pompton Lakes Borough	R6	Multifamily	TAR	Townhouse Attached Residential
Passaic	Pompton Lakes Borough	R7	Residential, Affordable Housing	HDR	High Density Residential
Passaic	Pompton Lakes Borough	R8	Residential, Affordable Housing	TAR	Townhouse Attached Residential
Passaic	Pompton Lakes Borough	R9	Multifamily	TAR	Townhouse Attached Residential
Passaic	Pompton Lakes Borough	ROW	Right Of Way	ROW	Right Of Way
Passaic	Ringwood Borough	C-200	Conservation	RR	Resource Residential
Passaic	Ringwood Borough	CC-80	Community Commercial	OC	Office/Commercial
Passaic	Ringwood Borough	CR-800	Commercial Recreation	OC	Office/Commercial
Passaic	Ringwood Borough	CS-40	Community Shopping	R	Retail
Passaic	Ringwood Borough	GB-80	General Business	R	Retail
Passaic	Ringwood Borough	H2O	Water	H2O	Water
Passaic	Ringwood Borough	I	Industrial, Office, And Research	I	Industrial
Passaic	Ringwood Borough	NB-15	Neighborhood Business	R	Retail
Passaic	Ringwood Borough	NC-15	Neighborhood Commercial	R	Retail
Passaic	Ringwood Borough	R-20	Single-Family Residential	SR	Suburban Residential
Passaic	Ringwood Borough	R-40	Single-Family Residential	LDR	Low Density Residential
Passaic	Ringwood Borough	R-40V	Single-Family Residential	LDR	Low Density Residential
Passaic	Ringwood Borough	R-80V	Single-Family Residential	LDR	Low Density Residential
Passaic	Ringwood Borough	ROW	Right Of Way	ROW	Right Of Way
Passaic	Ringwood Borough	RT-40	One And Two Family Residential	SR	Suburban Residential
Passaic	Ringwood Borough	SRD	Special Residential District	SARH	Senior Or Age Restricted Housing

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Passaic	Wanaque Borough	AAH	Active Adult Housing District	SARH	Senior Or Age Restricted Housing
Passaic	Wanaque Borough	AH-1	Affordable Housing District	TAR	Townhouse Attached Residential
Passaic	Wanaque Borough	AH-2	Affordable Housing District	HDR	High Density Residential
Passaic	Wanaque Borough	AH-3	Affordable Housing District	HDR	High Density Residential
Passaic	Wanaque Borough	B	Business District	R	Retail
Passaic	Wanaque Borough	H2O	Water	H2O	Water
Passaic	Wanaque Borough	I	Industrial/Research District	I	Industrial
Passaic	Wanaque Borough	I-287	Interstate 287	INST	Institutional
Passaic	Wanaque Borough	IR-1	Industrial/Research District	I	Industrial
Passaic	Wanaque Borough	M-H	Medical/Health Services District	OC	Office/Commercial
Passaic	Wanaque Borough	R-10	High Density Residence District	HDR	High Density Residential
Passaic	Wanaque Borough	R-15	Medium Density Residence District	MDR	Medium Density Residential
Passaic	Wanaque Borough	R-30	Medium/Low Density Residence District	SR	Suburban Residential
Passaic	Wanaque Borough	R-40	Low Density Residence/Cluster Option District	LDR	Low Density Residential
Passaic	Wanaque Borough	R-87	Very Low Density Residence	LDR	Low Density Residential
Passaic	Wanaque Borough	RD-1	Large Scale Commercial District	OC	Office/Commercial
Passaic	Wanaque Borough	RD-2	Corporate Development District	OC	Office/Commercial
Passaic	Wanaque Borough	RD-3	Townhouse District	HDR	High Density Residential
Passaic	Wanaque Borough	RD-3-AHO	Affordable Housing Overlay Zone	TAR	Townhouse Attached Residential
Passaic	Wanaque Borough	ROW	Right Of Way	ROW	Right Of Way
Passaic	Wanaque Borough	TH	Townhouse District	HDR	High Density Residential
Passaic	Wanaque Borough	WRC	Water Resource Conservation District	INST	Institutional
Passaic	West Milford Township	CC	Community Commercial	R	Retail
Passaic	West Milford Township	H2O	Water	H2O	Water
Passaic	West Milford Township	HC	Highway Commercial	OC	Office/Commercial
Passaic	West Milford Township	HNCP	Historic New City Preservation Zone	MU	Mixed Use
Passaic	West Milford Township	LC	Lake Commercial	R	Retail
Passaic	West Milford Township	LMI	Limited Manufacturing And Industrial	I	Industrial
Passaic	West Milford Township	LR	Lakeside Residential	MDR	Medium Density Residential
Passaic	West Milford Township	NC	Neighborhood Commercial	R	Retail
Passaic	West Milford Township	OR	Office Research	OC	Office/Commercial
Passaic	West Milford Township	OT	Office Transition Zone	OC	Office/Commercial
Passaic	West Milford Township	R-1	High Density Residential	LDR	Low Density Residential
Passaic	West Milford Township	R-1/I	Residential Inclusionary	LDR	Low Density Residential
Passaic	West Milford Township	R-1/PN	Multi-Family Residential	HDR	High Density Residential
Passaic	West Milford Township	R-2	Moderate Density Residential	LDR	Low Density Residential
Passaic	West Milford Township	R-3	Low Density Single-Family Residential	RURR	Rural Residential
Passaic	West Milford Township	R-4	Very Low Density Residence	RURR	Rural Residential
Passaic	West Milford Township	ROW	Right Of Way	ROW	Right Of Way
Passaic	West Milford Township	SCC	Senior Congregate Care	SARH	Senior Or Age Restricted Housing
Passaic	West Milford Township	SED	Special Economic District	MU	Mixed Use
Passaic	West Milford Township	VC	Village Commercial	MU	Mixed Use

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Somerset	Bedminster Township	H2O	Water	H2O	Water
Somerset	Bedminster Township	MF	High Density Multiple Family Residential	TAR	Townhouse Attached Residential
Somerset	Bedminster Township	OP	Professional And General Office	OC	Office/Commercial
Somerset	Bedminster Township	OR	Office Research	OC	Office/Commercial
Somerset	Bedminster Township	OR-V	Office Research - Village	OC	Office/Commercial
Somerset	Bedminster Township	P	Public	INST	Institutional
Somerset	Bedminster Township	PRD	Planned Residential Development	HDR	High Density Residential
Somerset	Bedminster Township	PUD	Planned Unit Development	MU	Mixed Use
Somerset	Bedminster Township	R-1	Low Density Residential	LDR	Low Density Residential
Somerset	Bedminster Township	R-1/2	Medium Density Residential	SR	Suburban Residential
Somerset	Bedminster Township	R-10	Rural Residential	RR	Resource Residential
Somerset	Bedminster Township	R-2	Low Density Residential	LDR	Low Density Residential
Somerset	Bedminster Township	R-3	Rural Residential	RURR	Rural Residential
Somerset	Bedminster Township	ROW	Right Of Way	ROW	Right Of Way
Somerset	Bedminster Township	SCF-RD	Single Family Cluster - Restricted Development	MDR	Medium Density Residential
Somerset	Bedminster Township	SCH	Senior Citizen Housing	SARH	Senior Or Age Restricted Housing
Somerset	Bedminster Township	SFC	Single Family Cluster	LDR	Low Density Residential
Somerset	Bedminster Township	VN	Village Neighborhood	MU	Mixed Use
Somerset	Bedminster Township	VN2	Restricted Village Neighborhood	MU	Mixed Use
Somerset	Bedminster Township	VR-100	Medium Density Residential	MDR	Medium Density Residential
Somerset	Bedminster Township	VR-80	Medium Density Residential	HDR	High Density Residential
Somerset	Bernards Township	B-1	Village Business	R	Retail
Somerset	Bernards Township	B-2	Neighborhood Business	R	Retail
Somerset	Bernards Township	B-3	Historic Business	R	Retail
Somerset	Bernards Township	B-4	Liberty Corner Business	R	Retail
Somerset	Bernards Township	B-5	Village Center	R	Retail
Somerset	Bernards Township	E-1	Office-Laboratory 1	OC	Office/Commercial
Somerset	Bernards Township	E-2	Office Manufacturing	OC	Office/Commercial
Somerset	Bernards Township	E-3	Office-Laboratory 2	OC	Office/Commercial
Somerset	Bernards Township	E-4	Office-Laboratory 3	OC	Office/Commercial
Somerset	Bernards Township	E-5	Office-Business	OC	Office/Commercial
Somerset	Bernards Township	H2O	Water	H2O	Water
Somerset	Bernards Township	M-1	Mining-Industrial	I	Industrial
Somerset	Bernards Township	P-1	Public Purpose	INST	Institutional
Somerset	Bernards Township	P-2	Public Purpose	INST	Institutional
Somerset	Bernards Township	P-3	Public Purpose	INST	Institutional
Somerset	Bernards Township	P-4	Public Purpose	INST	Institutional
Somerset	Bernards Township	P-5	Public Purpose	INST	Institutional
Somerset	Bernards Township	PRD-1	Planned Residential Development 1	HDR	High Density Residential
Somerset	Bernards Township	PRD-2	Planned Residential Development 2	HDR	High Density Residential
Somerset	Bernards Township	PUD-5	Planned Unit Development 5	SR	Suburban Residential
Somerset	Bernards Township	R-1	Standard Residential Flag Lot	RURR	Rural Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Somerset	Bernards Township	R-2	Standard Residential Flag Lot	LDR	Low Density Residential
Somerset	Bernards Township	R-3	Standard Residential Flag Lot	LDR	Low Density Residential
Somerset	Bernards Township	R-4	Standard Residential, Prd-1*	LDR	Low Density Residential
Somerset	Bernards Township	R-5	Standard Residential, Prd-2*	LDR	Low Density Residential
Somerset	Bernards Township	R-6	Standard Residential	SR	Suburban Residential
Somerset	Bernards Township	R-7	Standard Residential	SR	Suburban Residential
Somerset	Bernards Township	RC-1	Residential Cluster	RURR	Rural Residential
Somerset	Bernards Township	RC-2	Residential Cluster	LDR	Low Density Residential
Somerset	Bernards Township	RC-3	Residential Cluster	LDR	Low Density Residential
Somerset	Bernards Township	RC-4	Residential Cluster	LDR	Low Density Residential
Somerset	Bernards Township	ROW	Right Of Way	ROW	Right Of Way
Somerset	Bernards Township	SH-1	Senior Housing	SARH	Senior Or Age Restricted Housing
Somerset	Bernards Township	SH-2	Senior Housing	SARH	Senior Or Age Restricted Housing
Somerset	Bernards Township	SH-3	Senior Housing	SARH	Senior Or Age Restricted Housing
Somerset	Bernardsville Borough	B-1	Business District	R	Retail
Somerset	Bernardsville Borough	C-1	Commercial District	OC	Office/Commercial
Somerset	Bernardsville Borough	H2O	Water	H2O	Water
Somerset	Bernardsville Borough	HD	Highway Development District	R	Retail
Somerset	Bernardsville Borough	I	Industrial District	I	Industrial
Somerset	Bernardsville Borough	I-2	Light Industrial District	I	Industrial
Somerset	Bernardsville Borough	O-B	Office Building District	OC	Office/Commercial
Somerset	Bernardsville Borough	R-1	Residence District	RURR	Rural Residential
Somerset	Bernardsville Borough	R-10A	Multi-Family Housing District	TAR	Townhouse Attached Residential
Somerset	Bernardsville Borough	R-10B	Multi-Family Housing District	TAR	Townhouse Attached Residential
Somerset	Bernardsville Borough	R-1-10	Residence District	RR	Resource Residential
Somerset	Bernardsville Borough	R-1A	Residence District	RURR	Rural Residential
Somerset	Bernardsville Borough	R-2	Residence District	LDR	Low Density Residential
Somerset	Bernardsville Borough	R-3	Residence District	MDR	Medium Density Residential
Somerset	Bernardsville Borough	R-4	Residence District	HDR	High Density Residential
Somerset	Bernardsville Borough	R-5	Residence District	TAR	Townhouse Attached Residential
Somerset	Bernardsville Borough	R-8	Single-Family Attached Residence District	HDR	High Density Residential
Somerset	Bernardsville Borough	ROW	Right Of Way	ROW	Right Of Way
Somerset	Far Hills Borough	H2O	Water	H2O	Water
Somerset	Far Hills Borough	NO	Neighborhood Office	MU	Mixed Use
Somerset	Far Hills Borough	R-10	Low Density Residential	RR	Resource Residential
Somerset	Far Hills Borough	R-10A	Low Density Residential, Special Development Distr	RR	Resource Residential
Somerset	Far Hills Borough	R-3	Intermediate Residential	RURR	Rural Residential
Somerset	Far Hills Borough	R-5	Village Residential	RR	Resource Residential
Somerset	Far Hills Borough	R-6	Moderate Density Residential	RR	Resource Residential
Somerset	Far Hills Borough	R-9	Suburban Residential	HDR	High Density Residential
Somerset	Far Hills Borough	ROW	Right Of Way	ROW	Right Of Way
Somerset	Far Hills Borough	TH-6.5	Townhouse Residential	HDR	High Density Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Somerset	Far Hills Borough	VC	Village Commercial	MU	Mixed Use
Somerset	Peapack Gladstone Borough	H2O	Water	H2O	Water
Somerset	Peapack Gladstone Borough	L-1	Office Research/Light Industry Zone	OC	Office/Commercial
Somerset	Peapack Gladstone Borough	ORL	Office Research Laboratory Zone	OC	Office/Commercial
Somerset	Peapack Gladstone Borough	R-11	Residential Zone	HDR	High Density Residential
Somerset	Peapack Gladstone Borough	R-18	Residential Zone	MDR	Medium Density Residential
Somerset	Peapack Gladstone Borough	R-2A	Residential Cluster Zone	SR	Suburban Residential
Somerset	Peapack Gladstone Borough	R-6	Residential Zone	HDR	High Density Residential
Somerset	Peapack Gladstone Borough	RE	Rural Estate Zone	RR	Resource Residential
Somerset	Peapack Gladstone Borough	ROW	Right Of Way	ROW	Right Of Way
Somerset	Peapack Gladstone Borough	RR-1	Rural Residential Zone	LDR	Low Density Residential
Somerset	Peapack Gladstone Borough	RR-2	Rural Residential Zone	LDR	Low Density Residential
Somerset	Peapack Gladstone Borough	RR-3	Rural Residential Zone	RURR	Rural Residential
Somerset	Peapack Gladstone Borough	RR-5	Rural Residential Zone	RR	Resource Residential
Somerset	Peapack Gladstone Borough	VN	Village Neighborhood	HDR	High Density Residential
Sussex	Byram Township	B-1	Highway Business District	R	Retail
Sussex	Byram Township	B-2	Shopping Center Commercial District	R	Retail
Sussex	Byram Township	C-R	Commercial Recreation District	R	Retail
Sussex	Byram Township	F-P	Family Theme Park District	R	Retail
Sussex	Byram Township	H2O	Water	H2O	Water
Sussex	Byram Township	ICP	Industrial/Commercial/Professional District	I	Industrial
Sussex	Byram Township	R-1	Single-Family Residence District	RURR	Rural Residential
Sussex	Byram Township	R-1A	Single-Family Residence District	RURR	Rural Residential
Sussex	Byram Township	R-2	Single-Family Residence District	SR	Suburban Residential
Sussex	Byram Township	R-3	Single Family Residence District	MDR	Medium Density Residential
Sussex	Byram Township	R-4	Single-Family Residence District	HDR	High Density Residential
Sussex	Byram Township	ROW	Right Of Way	ROW	Right Of Way
Sussex	Byram Township	VC	Village Center	MDR	Medium Density Residential
Sussex	Franklin Borough	B-1	Main Street Retail	R	Retail
Sussex	Franklin Borough	B-2	Main Street Mixed Use	MU	Mixed Use
Sussex	Franklin Borough	GC	Golf Course	INST	Institutional
Sussex	Franklin Borough	H2O	Water	H2O	Water
Sussex	Franklin Borough	HC	Highway Commercial	OC	Office/Commercial
Sussex	Franklin Borough	HMF	Hospital Multifamily	HDR	High Density Residential
Sussex	Franklin Borough	I	Industrial	I	Industrial
Sussex	Franklin Borough	MF	Multi-Family Residential	HDR	High Density Residential
Sussex	Franklin Borough	MHP	Mobile Home Park	HDR	High Density Residential
Sussex	Franklin Borough	OS/GU	Open Space/Government Use	INST	Institutional
Sussex	Franklin Borough	Q	Quarry	INST	Institutional
Sussex	Franklin Borough	R-1	Single-Family Residential (Three Acre Density)	RURR	Rural Residential
Sussex	Franklin Borough	R-2	Single-Family Residential (One Acre)	LDR	Low Density Residential
Sussex	Franklin Borough	R-3	Single-Family Residential (15,000 Square Feet)	MDR	Medium Density Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Sussex	Franklin Borough	R-4	Single-Family Residential (6,250 Square Feet)	HDR	High Density Residential
Sussex	Franklin Borough	ROW	Right Of Way	ROW	Right Of Way
Sussex	Franklin Borough	ZM	Zinc Mine Mixed Use	MU	Mixed Use
Sussex	Green Township	AI-10	Agricultural Industrial District	I	Industrial
Sussex	Green Township	AR-3.5/2	Agricultural Residential District	RURR	Rural Residential
Sussex	Green Township	AR-5/2	Agricultural Residential District	RURR	Rural Residential
Sussex	Green Township	AR-5/3	Agricultural Residential District	RURR	Rural Residential
Sussex	Green Township	B	Business District	R	Retail
Sussex	Green Township	H2O	Water	H2O	Water
Sussex	Green Township	R-1	Residential District	LDR	Low Density Residential
Sussex	Green Township	R-1.5	Residential District	LDR	Low Density Residential
Sussex	Green Township	ROW	Right Of Way	ROW	Right Of Way
Sussex	Hamburg Borough	ARPR	Age-Restricted Planned Residential	SARH	Senior Or Age Restricted Housing
Sussex	Hamburg Borough	BC	Borough Center	R	Retail
Sussex	Hamburg Borough	C	Conservation	INST	Institutional
Sussex	Hamburg Borough	CR	Commercial Recreation	R	Retail
Sussex	Hamburg Borough	H2O	Water	H2O	Water
Sussex	Hamburg Borough	HC	Highway Commercial	OC	Office/Commercial
Sussex	Hamburg Borough	I	Light Industrial	I	Industrial
Sussex	Hamburg Borough	LI	Limited Industrial	I	Industrial
Sussex	Hamburg Borough	P	Public Use	INST	Institutional
Sussex	Hamburg Borough	PC	Planned Commercial	OC	Office/Commercial
Sussex	Hamburg Borough	PD	Planned Development	R	Retail
Sussex	Hamburg Borough	PR	Planned Residential	HDR	High Density Residential
Sussex	Hamburg Borough	RO	Residential/Office	MU	Mixed Use
Sussex	Hamburg Borough	ROW	Right Of Way	ROW	Right Of Way
Sussex	Hamburg Borough	RR	Residential	HDR	High Density Residential
Sussex	Hardyston Township	B-1	Neighborhood Commercial District	R	Retail
Sussex	Hardyston Township	B-2	Highway Business Service District	R	Retail
Sussex	Hardyston Township	C-R	Commercial Recreation District	MU	Mixed Use
Sussex	Hardyston Township	G-C	Golf Course	MDR	Medium Density Residential
Sussex	Hardyston Township	H2O	Water	H2O	Water
Sussex	Hardyston Township	I-1	Light Industrial District	I	Industrial
Sussex	Hardyston Township	I-2	Medium Industrial District	I	Industrial
Sussex	Hardyston Township	MIDD-10	Minimum Impact Development District 10	RR	Resource Residential
Sussex	Hardyston Township	MIDD-3	Minimum Impact Development District 3	RURR	Rural Residential
Sussex	Hardyston Township	MIDD-5	Minimum Impact Development District 5	RURR	Rural Residential
Sussex	Hardyston Township	R-3	Single-Family, Lakeside Residential District	MDR	Medium Density Residential
Sussex	Hardyston Township	R-4	Medium Density Residential District	HDR	High Density Residential
Sussex	Hardyston Township	R-C	Residential Commercial District	MU	Mixed Use
Sussex	Hardyston Township	ROW	Right Of Way	ROW	Right Of Way
Sussex	Hardyston Township	SGU	Open Space/Government Use	INST	Institutional

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Sussex	Hardyston Township	TC-SCD	Town Center Shopping Center District	R	Retail
Sussex	Hopatcong Borough	B-1	Retail Business Zone	R	Retail
Sussex	Hopatcong Borough	B-1A	Retail Business Zone	R	Retail
Sussex	Hopatcong Borough	B-2	Highway Business Zone	R	Retail
Sussex	Hopatcong Borough	B-3	Business Commercial Zone	R	Retail
Sussex	Hopatcong Borough	H2O	Water	H2O	Water
Sussex	Hopatcong Borough	M-1	Light Manufacturing Zone	I	Industrial
Sussex	Hopatcong Borough	M-2	Light Manufacturing And Extraction Zone	I	Industrial
Sussex	Hopatcong Borough	MPD	Multiple Purpose Development Zone	MU	Mixed Use
Sussex	Hopatcong Borough	R-1	Single-Family Residence Zone	MDR	Medium Density Residential
Sussex	Hopatcong Borough	R-2	Single-Family Residence Zone	LDR	Low Density Residential
Sussex	Hopatcong Borough	R-2T	Single-Family Residence & Townhouse Zone	HDR	High Density Residential
Sussex	Hopatcong Borough	R-3	Single-Family Residence Zone	RURR	Rural Residential
Sussex	Hopatcong Borough	ROW	Right Of Way	ROW	Right Of Way
Sussex	Hopatcong Borough	RPD	Residential Planned Development Zone	RURR	Rural Residential
Sussex	Ogdensburg Borough	BC	Borough Center (Commercial)	MU	Mixed Use
Sussex	Ogdensburg Borough	CCR	Congregate Care Residential	SARH	Senior Or Age Restricted Housing
Sussex	Ogdensburg Borough	CR	Commercial/Retail	R	Retail
Sussex	Ogdensburg Borough	H2O	Water	H2O	Water
Sussex	Ogdensburg Borough	IC	Industrial/Commercial	I	Industrial
Sussex	Ogdensburg Borough	LI/C	Light Industrial/Commercial	I	Industrial
Sussex	Ogdensburg Borough	PC	Public Conservation	INST	Institutional
Sussex	Ogdensburg Borough	R-10	Residential	HDR	High Density Residential
Sussex	Ogdensburg Borough	R-100	Residential	RURR	Rural Residential
Sussex	Ogdensburg Borough	R-15	Residential	MDR	Medium Density Residential
Sussex	Ogdensburg Borough	R-30	Residential	SR	Suburban Residential
Sussex	Ogdensburg Borough	R-40	Residential	SR	Suburban Residential
Sussex	Ogdensburg Borough	RMF	Residential - Single & Multi Family	HDR	High Density Residential
Sussex	Ogdensburg Borough	ROW	Right Of Way	ROW	Right Of Way
Sussex	Sparta Township	C-1	Community Commercial Zone	R	Retail
Sussex	Sparta Township	C-1H	Community Commercial Historic Zone	R	Retail
Sussex	Sparta Township	C-2	Office And Service Zone	OC	Office/Commercial
Sussex	Sparta Township	E-D	Economic Development Zone	R	Retail
Sussex	Sparta Township	E-D1	Economic Development - Low And Moderate Cost Housi	MU	Mixed Use
Sussex	Sparta Township	H2O	Water	H2O	Water
Sussex	Sparta Township	MF	Multi-Family Zone	SR	Suburban Residential
Sussex	Sparta Township	MF-1	Multi-Family-1 Zone	RURR	Rural Residential
Sussex	Sparta Township	MF-2	Multi-Family-2 Zone	SR	Suburban Residential
Sussex	Sparta Township	MF-3	Multi-Family-3 Zone	SARH	Senior Or Age Restricted Housing
Sussex	Sparta Township	OS/GU	Open Space/Government Use	INST	Institutional
Sussex	Sparta Township	PCD	Planned Community Development Zone	OC	Office/Commercial
Sussex	Sparta Township	R-1	Residential Zone	SR	Suburban Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Sussex	Sparta Township	R-2	Residential Zone	MDR	Medium Density Residential
Sussex	Sparta Township	R-3	Residential Zone	HDR	High Density Residential
Sussex	Sparta Township	R-4	Residential/Professional Zone	MU	Mixed Use
Sussex	Sparta Township	RC-1	Rural Conservation/Residential Zone	RURR	Rural Residential
Sussex	Sparta Township	RC-2	Rural Conservation/Residential Zone	RURR	Rural Residential
Sussex	Sparta Township	ROW	Right Of Way	ROW	Right Of Way
Sussex	Sparta Township	RR	Rural Residential Zone	RURR	Rural Residential
Sussex	Sparta Township	TCC	Town Center Commercial Zone	OC	Office/Commercial
Sussex	Sparta Township	TCCO	Town Center Commercial Office Zone	OC	Office/Commercial
Sussex	Sparta Township	TCLC	Town Center Limited Commercial Zone	R	Retail
Sussex	Sparta Township	TCLM	Town Center Lower Main Street Zone	R	Retail
Sussex	Sparta Township	TCPB	Town Center Professional Business Zone	R	Retail
Sussex	Stanhope Borough	H2O	Water	H2O	Water
Sussex	Stanhope Borough	HC	Highway Commercial	OC	Office/Commercial
Sussex	Stanhope Borough	HR	High Density Residential	TAR	Townhouse Attached Residential
Sussex	Stanhope Borough	HVR	Historic Village Residential	HDR	High Density Residential
Sussex	Stanhope Borough	I	Industrial	I	Industrial
Sussex	Stanhope Borough	LR	Low Density Residential	LDR	Low Density Residential
Sussex	Stanhope Borough	MLR	Medium Low Density Residential	LDR	Low Density Residential
Sussex	Stanhope Borough	MR	Medium Density Residential	MDR	Medium Density Residential
Sussex	Stanhope Borough	PIC	Planned Light Industrial/Commercial	I	Industrial
Sussex	Stanhope Borough	RC	Residential Conservation	RURR	Rural Residential
Sussex	Stanhope Borough	ROW	Right Of Way	ROW	Right Of Way
Sussex	Stanhope Borough	VB	Village Business	R	Retail
Sussex	Vernon Township	AET	Agri-Eco Tourism District	R	Retail
Sussex	Vernon Township	C	Conservation District Economic Tourist Zone	INST	Institutional
Sussex	Vernon Township	C-1	Neighborhood Commercial District	R	Retail
Sussex	Vernon Township	C-2	General Business District	R	Retail
Sussex	Vernon Township	C-3	Office - Commercial District	OC	Office/Commercial
Sussex	Vernon Township	CR	Commercial Recreation District	R	Retail
Sussex	Vernon Township	H2O	Water	H2O	Water
Sussex	Vernon Township	LCR	Light Commercial Recreation District	R	Retail
Sussex	Vernon Township	LI	Light Industry District	I	Industrial
Sussex	Vernon Township	MTC	Mountain Conservation District	INST	Institutional
Sussex	Vernon Township	P	Public Use District	INST	Institutional
Sussex	Vernon Township	PLC	Private Lake Community Residential District	HDR	High Density Residential
Sussex	Vernon Township	PLLC	Private Leaseholder Lake Community Residential Dis	HDR	High Density Residential
Sussex	Vernon Township	R-1	Single-Family Residential District	RURR	Rural Residential
Sussex	Vernon Township	R-2	Single-Family Residential District	LDR	Low Density Residential
Sussex	Vernon Township	R-3	Single-Family Residential District	SR	Suburban Residential
Sussex	Vernon Township	R-4	Single-Family Residential District	HDR	High Density Residential
Sussex	Vernon Township	ROW	Right Of Way	ROW	Right Of Way

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Sussex	Vernon Township	SR	Seasonal Recreation	R	Retail
Sussex	Vernon Township	TC	Town Center Commercial District	R	Retail
Warren	Allamuchy Township	APT	Apartment Residential Zone	MDR	Medium Density Residential
Warren	Allamuchy Township	CC	Community Commercial Zone	R	Retail
Warren	Allamuchy Township	H2O	Water	H2O	Water
Warren	Allamuchy Township	LM	Limited Manufacturing Zone	I	Industrial
Warren	Allamuchy Township	MR	Mixed Residential Zone	MDR	Medium Density Residential
Warren	Allamuchy Township	OR	Office Research Zone	OC	Office/Commercial
Warren	Allamuchy Township	PO	Professional Office Zone	OC	Office/Commercial
Warren	Allamuchy Township	PPE	Parks, Public And Education Zone	INST	Institutional
Warren	Allamuchy Township	PR	Park Residential Zone	HDR	High Density Residential
Warren	Allamuchy Township	ROW	Right Of Way	ROW	Right Of Way
Warren	Allamuchy Township	RR	Rural Residential Zone	RURR	Rural Residential
Warren	Allamuchy Township	SFR	Single-Family Residential Zone	LDR	Low Density Residential
Warren	Allamuchy Township	VN	Village Neighborhood Zone	MU	Mixed Use
Warren	Alpha Borough	AH	Affordable Housing	HDR	High Density Residential
Warren	Alpha Borough	B-1	General Business	R	Retail
Warren	Alpha Borough	B-2	Neighborhood Business	R	Retail
Warren	Alpha Borough	B-2/R-5	Neighborhood Business/High Density (2 Family)	MU	Mixed Use
Warren	Alpha Borough	B-3	Professional Office	OC	Office/Commercial
Warren	Alpha Borough	B-3/R-4	Professional Office/High Density (1 Family)	MU	Mixed Use
Warren	Alpha Borough	C	Cemetery	INST	Institutional
Warren	Alpha Borough	H2O	Water	H2O	Water
Warren	Alpha Borough	I	Industrial	I	Industrial
Warren	Alpha Borough	MF/R-5	Multi-Family	TAR	Townhouse Attached Residential
Warren	Alpha Borough	P	Park	INST	Institutional
Warren	Alpha Borough	R-1	Low Density	RURR	Rural Residential
Warren	Alpha Borough	R-2	Low Density	LDR	Low Density Residential
Warren	Alpha Borough	R-3	Mediume Density	HDR	High Density Residential
Warren	Alpha Borough	R-4	High Density (1 Family)	HDR	High Density Residential
Warren	Alpha Borough	R-5	High Density (2 Family)	TAR	Townhouse Attached Residential
Warren	Alpha Borough	ROW	Right Of Way	ROW	Right Of Way
Warren	Belvidere Township	B	Business - Retail	R	Retail
Warren	Belvidere Township	B/LM	Business - Retail/ Light Manufacturing	OC	Office/Commercial
Warren	Belvidere Township	C	Business - General Commercial	OC	Office/Commercial
Warren	Belvidere Township	CH	Courthouse	OC	Office/Commercial
Warren	Belvidere Township	H2O	Water	H2O	Water
Warren	Belvidere Township	LM	Light Manufacturing	I	Industrial
Warren	Belvidere Township	LM/SC	Light Manufacturing/Senior Citizen Residentia	SARH	Senior Or Age Restricted Housing
Warren	Belvidere Township	OSR	Open Space Recreation	INST	Institutional
Warren	Belvidere Township	R-100	Single-Family Residential	MDR	Medium Density Residential
Warren	Belvidere Township	R-50	Single-Family Residential	HDR	High Density Residential

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Warren	Belvidere Township	R-75	Single-Family Residential	HDR	High Density Residential
Warren	Belvidere Township	R-M	Multiple Dwelling Residential	GA	Garden Apartments
Warren	Belvidere Township	ROW	Right Of Way	ROW	Right Of Way
Warren	Belvidere Township	R-5C	Senior Citizen Residential	SARH	Senior Or Age Restricted Housing
Warren	Franklin Township	C-1	Village Commercial	R	Retail
Warren	Franklin Township	C-2	Township Commercial	R	Retail
Warren	Franklin Township	H2O	Water	H2O	Water
Warren	Franklin Township	HC	Highway Commercial	OC	Office/Commercial
Warren	Franklin Township	I	Industrial	I	Industrial
Warren	Franklin Township	IP	Industrial Park	I	Industrial
Warren	Franklin Township	OB	Office Building District	OC	Office/Commercial
Warren	Franklin Township	PD	Planned Development Option District	MU	Mixed Use
Warren	Franklin Township	R-75	Village Residential	SR	Suburban Residential
Warren	Franklin Township	RC	Rural Conservation	RURR	Rural Residential
Warren	Franklin Township	ROW	Right Of Way	ROW	Right Of Way
Warren	Frehlinghuysen Township	AR-3	Agricultural Residential (3 Acres)	RURR	Rural Residential
Warren	Frehlinghuysen Township	AR-4	Agricultural Residential (4 Acres)	RURR	Rural Residential
Warren	Frehlinghuysen Township	H2O	Water	H2O	Water
Warren	Frehlinghuysen Township	NC	Neighborhood Commercial	R	Retail
Warren	Frehlinghuysen Township	PO	Professional & Office	OC	Office/Commercial
Warren	Frehlinghuysen Township	ROM	Research, Office & Manufacturing	I	Industrial
Warren	Frehlinghuysen Township	ROW	Right Of Way	ROW	Right Of Way
Warren	Frehlinghuysen Township	VN-1	Village Neighborhood - (1 Acre)	MUAG	Mixed Use/Age Restricted Housing
Warren	Frehlinghuysen Township	VN-2	Village Neighborhood - (2 Acres)	MU	Mixed Use
Warren	Greenwich Township	B-1	Neighborhood Business Zone	R	Retail
Warren	Greenwich Township	B-2	Highway Business Zone	R	Retail
Warren	Greenwich Township	B-I	Business Industrial Zone	I	Industrial
Warren	Greenwich Township	H2O	Water	H2O	Water
Warren	Greenwich Township	I	Industrial Zone	I	Industrial
Warren	Greenwich Township	PDSFZ	Planned Development Single Family Zone	HDR	High Density Residential
Warren	Greenwich Township	PDZ	Planned Development Zone	HDR	High Density Residential
Warren	Greenwich Township	R-1	Rural Residential Zone	SR	Suburban Residential
Warren	Greenwich Township	R-2	Rural Residential Zone	LDR	Low Density Residential
Warren	Greenwich Township	R-5	Rural Residential Zone	RURR	Rural Residential
Warren	Greenwich Township	R-7	Preservation Area / Low Density Residential	RR	Resource Residential
Warren	Greenwich Township	R-75	Residential Zone	HDR	High Density Residential
Warren	Greenwich Township	RO	Research Office	OC	Office/Commercial
Warren	Greenwich Township	ROM	Research, Office And Manufacturing	I	Industrial
Warren	Greenwich Township	ROW	Right Of Way	ROW	Right Of Way
Warren	Greenwich Township	TC	Town Center Zone	RURR	Rural Residential
Warren	Hackettstown Town	APT	Apartments District	TAR	Townhouse Attached Residential
Warren	Hackettstown Town	C	Conservation District	INST	Institutional

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Warren	Hackettstown Town	CC	Community Commercial District	R	Retail
Warren	Hackettstown Town	H2O	Water	H2O	Water
Warren	Hackettstown Town	HC	Highway Commercial District	OC	Office/Commercial
Warren	Hackettstown Town	HF	Health Facilities District	OC	Office/Commercial
Warren	Hackettstown Town	LM	Limited Manufacturing District	I	Industrial
Warren	Hackettstown Town	R-12.5	Single-Family Residential District	HDR	High Density Residential
Warren	Hackettstown Town	R-12.5/OFF	Single-Family/Office District	MU	Mixed Use
Warren	Hackettstown Town	R-15	Single-Family Residential District	MDR	Medium Density Residential
Warren	Hackettstown Town	R-30	Single-Family Residential District	SR	Suburban Residential
Warren	Hackettstown Town	ROW	Right Of Way	ROW	Right Of Way
Warren	Hackettstown Town	TCC	Town Center Commercial District	R	Retail
Warren	Harmony Township	AH	Affordable Housing Zone	SR	Suburban Residential
Warren	Harmony Township	AR-150	Agriculture/Residential Zone	MDR	Medium Density Residential
Warren	Harmony Township	AR-250	Agriculture/Residential Zone	RURR	Rural Residential
Warren	Harmony Township	AR-300	Agriculture/Residential Zone	RURR	Rural Residential
Warren	Harmony Township	AR-500	Agriculture/Residential Zone	RR	Resource Residential
Warren	Harmony Township	CO-1	Commercial/Office/Business Zone - One	OC	Office/Commercial
Warren	Harmony Township	CO-2	Commercial/Office/Business Zone - Two	OC	Office/Commercial
Warren	Harmony Township	H2O	Water	H2O	Water
Warren	Harmony Township	I-1	Industrial Zone	I	Industrial
Warren	Harmony Township	LI-O	Light Industrial/Office Zone	I	Industrial
Warren	Harmony Township	LI-O/C	Light Industrial/Office/Commercial Zone	I	Industrial
Warren	Harmony Township	R-HB	Residential/Historic Business	MU	Mixed Use
Warren	Harmony Township	ROW	Right Of Way	ROW	Right Of Way
Warren	Hope Township	H2O	Water	H2O	Water
Warren	Hope Township	HLDAR	Historic Low Density Agricultural Residential	RURR	Rural Residential
Warren	Hope Township	HMH	Hope Moravian Historical Center	SR	Suburban Residential
Warren	Hope Township	LDAR	Low Density Agricultural Residential	RURR	Rural Residential
Warren	Hope Township	MHH	Mount Herman Hamlet	RURR	Rural Residential
Warren	Hope Township	NC	Neighborhood Commercial	R	Retail
Warren	Hope Township	POP	Planned Office Park	OC	Office/Commercial
Warren	Hope Township	PTFAP	Pre-Teen And Family Amusement Park	OC	Office/Commercial
Warren	Hope Township	ROW	Right Of Way	ROW	Right Of Way
Warren	Independence Township	AR10	Agricultural-Residential Zone	RR	Resource Residential
Warren	Independence Township	B	Business Zone	R	Retail
Warren	Independence Township	B/IL/WT	Business/Light Industrial - Warehousing Terminal Z	I	Industrial
Warren	Independence Township	COM/PROF	Commercial/Professional Zone	OC	Office/Commercial
Warren	Independence Township	H2O	Water	H2O	Water
Warren	Independence Township	I	Industrial Zone	I	Industrial
Warren	Independence Township	IL	Industrial Light Zone	I	Industrial
Warren	Independence Township	O/IL	Office/Light Industrial Zone	OC	Office/Commercial
Warren	Independence Township	OR	Office Research Zone	OC	Office/Commercial

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Warren	Independence Township	PRD-4	Planned Residential Development (Four Units Per Ac	HDR	High Density Residential
Warren	Independence Township	PRD-IH	Planned Residential Development Inclusionary Hous	TAR	Townhouse Attached Residential
Warren	Independence Township	PRD-SC	Planned Residential Development - Senior Citizen	SARH	Senior Or Age Restricted Housing
Warren	Independence Township	PSCRD	Planned Senior Citizen Residential Development Zor	SARH	Senior Or Age Restricted Housing
Warren	Independence Township	R-1	Residential Zone	LDR	Low Density Residential
Warren	Independence Township	R-1/2	Residential Zone	RURR	Rural Residential
Warren	Independence Township	R-2	Residential Zone	LDR	Low Density Residential
Warren	Independence Township	R-3	Residential Zone	RURR	Rural Residential
Warren	Independence Township	R-4	Residential Zone	RURR	Rural Residential
Warren	Independence Township	R-M	Residential Multiple-Dwelling Zone	HDR	High Density Residential
Warren	Independence Township	ROW	Right Of Way	ROW	Right Of Way
Warren	Liberty Township	A-G	Special Agriculture Zone	RR	Resource Residential
Warren	Liberty Township	B-1	Business Zone	R	Retail
Warren	Liberty Township	B-2	Office And Service Zone	OC	Office/Commercial
Warren	Liberty Township	B-3	Business, Non Retail Zone	OC	Office/Commercial
Warren	Liberty Township	H2O	Water	H2O	Water
Warren	Liberty Township	I-1	Light Industrial Zone	I	Industrial
Warren	Liberty Township	I-2	Heavy Industrial Zone	I	Industrial
Warren	Liberty Township	MFD	Multifamily Dwelling Zone	HDR	High Density Residential
Warren	Liberty Township	R-1	Residential Zone - Two Acres	LDR	Low Density Residential
Warren	Liberty Township	R-3	Residential Zone - Three Acres	RURR	Rural Residential
Warren	Liberty Township	R-4	Residential Zone - 15,000 Square Feet	MDR	Medium Density Residential
Warren	Liberty Township	ROW	Right Of Way	ROW	Right Of Way
Warren	Lopatcong Township	AH/R-150	Affordable Housing Residential	HDR	High Density Residential
Warren	Lopatcong Township	H2O	Water	H2O	Water
Warren	Lopatcong Township	HB	Highway Business	R	Retail
Warren	Lopatcong Township	HB/ROM	Highway Business/Research, Office And Manufacturin	I	Industrial
Warren	Lopatcong Township	PO	Professional Office	OC	Office/Commercial
Warren	Lopatcong Township	R-10/2	Residential	LDR	Low Density Residential
Warren	Lopatcong Township	R-100	Residential	MDR	Medium Density Residential
Warren	Lopatcong Township	R-120	Residential	MDR	Medium Density Residential
Warren	Lopatcong Township	R-150	Residential	LDR	Low Density Residential
Warren	Lopatcong Township	R-2	Residential	LDR	Low Density Residential
Warren	Lopatcong Township	R-3/2	Residential	LDR	Low Density Residential
Warren	Lopatcong Township	R-5/2	Residential	LDR	Low Density Residential
Warren	Lopatcong Township	R-75	Residential	HDR	High Density Residential
Warren	Lopatcong Township	RB	Retail Business	MU	Mixed Use
Warren	Lopatcong Township	R-MF	Multifamily Residential	TAR	Townhouse Attached Residential
Warren	Lopatcong Township	ROM	Research Office And Manufacturing	I	Industrial
Warren	Lopatcong Township	ROW	Right Of Way	ROW	Right Of Way
Warren	Mansfield Township	A	Agriculture District	RURR	Rural Residential
Warren	Mansfield Township	B-1	Business District	R	Retail

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Warren	Mansfield Township	B-2	Commercial District	OC	Office/Commercial
Warren	Mansfield Township	H2O	Water	H2O	Water
Warren	Mansfield Township	I	Industrial District	I	Industrial
Warren	Mansfield Township	I/PO	Industrial And Professional Office District	I	Industrial
Warren	Mansfield Township	PO	Professional Office District	OC	Office/Commercial
Warren	Mansfield Township	R-1	Single Family Residence District	RURR	Rural Residential
Warren	Mansfield Township	R-2	Single Family Residence District	SR	Suburban Residential
Warren	Mansfield Township	R-3	Multi-Family Residence District	MU	Mixed Use
Warren	Mansfield Township	ROW	Right Of Way	ROW	Right Of Way
Warren	Oxford Township	AR-200	Agricultural-Residential Zone	RURR	Rural Residential
Warren	Oxford Township	B	Business Zone	R	Retail
Warren	Oxford Township	H2O	Water	H2O	Water
Warren	Oxford Township	I	Industrial Zone	I	Industrial
Warren	Oxford Township	LI	Light Industrial Zone	I	Industrial
Warren	Oxford Township	O&LI	Office And Industrial Zone	OC	Office/Commercial
Warren	Oxford Township	R-10	Residential Zone	HDR	High Density Residential
Warren	Oxford Township	R-10-MH	Residential Zone	HDR	High Density Residential
Warren	Oxford Township	R-120	Residential Zone	RURR	Rural Residential
Warren	Oxford Township	R-40	Residential Zone	SR	Suburban Residential
Warren	Oxford Township	R-80	Residential Zone	LDR	Low Density Residential
Warren	Oxford Township	RM	Mixed Residential Zone	LDR	Low Density Residential
Warren	Oxford Township	ROW	Right Of Way	ROW	Right Of Way
Warren	Phillipsburg Township	B-1	Office - General Zone	OC	Office/Commercial
Warren	Phillipsburg Township	B-2	Business - General Zone	R	Retail
Warren	Phillipsburg Township	B-3	Office - Central Business District Zone	OC	Office/Commercial
Warren	Phillipsburg Township	B-4	Business - Central Business District Zone	R	Retail
Warren	Phillipsburg Town	H2O	Water	H2O	Water
Warren	Phillipsburg Township	I-1	Industrial - Light Zone	I	Industrial
Warren	Phillipsburg Township	I-2	Industrial - Heavy Zone	I	Industrial
Warren	Phillipsburg Township	R-50	Residential 50 Zone	MU	Mixed Use
Warren	Phillipsburg Township	R-75	Residential 75 Zone	MU	Mixed Use
Warren	Phillipsburg Township	RA-3	Redevelopment Area 3 District	MU	Mixed Use
Warren	Phillipsburg Township	RA-5	Redevelopment Area 5 District	MU	Mixed Use
Warren	Phillipsburg Township	RA-7	Redevelopment Area 7 District	MU	Mixed Use
Warren	Phillipsburg Town	ROW	Right Of Way	ROW	Right Of Way
Warren	Pohatcong Township	AH	Affordable Housing Zone	HDR	High Density Residential
Warren	Pohatcong Township	AP	Agricultural Preservation Zone	INST	Institutional
Warren	Pohatcong Township	B-1	Professional Office Business Zone	OC	Office/Commercial
Warren	Pohatcong Township	B-2	Neighborhood Business Zone	R	Retail
Warren	Pohatcong Township	B-3	Highway Business Zone	R	Retail
Warren	Pohatcong Township	H2O	Water	H2O	Water
Warren	Pohatcong Township	I	Industrial Zone	I	Industrial

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Warren	Pohatcong Township	OR/B-3	Office Research/Business Option Zone	OC	Office/Commercial
Warren	Pohatcong Township	Q	Quarry Zone	I	Industrial
Warren	Pohatcong Township	R-1	Residential - Rural Zone	RURR	Rural Residential
Warren	Pohatcong Township	R-3	Residential - Medium Density Zone	MDR	Medium Density Residential
Warren	Pohatcong Township	R-3A	Residential - Medium Density Zone	MDR	Medium Density Residential
Warren	Pohatcong Township	R-4	Residential - High Density Zone	HDR	High Density Residential
Warren	Pohatcong Township	R-4V	Residential - High Density Village Zone	HDR	High Density Residential
Warren	Pohatcong Township	ROW	Right Of Way	ROW	Right Of Way
Warren	Pohatcong Township	W	Water Related Recreation Zone	R	Retail
Warren	Washington Borough	B-1	Highway Business District	R	Retail
Warren	Washington Borough	B-2	Central Business District	R	Retail
Warren	Washington Borough	H2O	Water	H2O	Water
Warren	Washington Borough	I	Industrial District	I	Industrial
Warren	Washington Borough	M-3	Mountain District	RURR	Rural Residential
Warren	Washington Borough	OB	Office Building District	OC	Office/Commercial
Warren	Washington Borough	PL	Public Land District	INST	Institutional
Warren	Washington Borough	R-1	Residence District	MDR	Medium Density Residential
Warren	Washington Borough	R-2	Residence District	HDR	High Density Residential
Warren	Washington Borough	R-3	Residence District	HDR	High Density Residential
Warren	Washington Borough	R-4	Garden Apartment District	TAR	Townhouse Attached Residential
Warren	Washington Borough	R-6	Residence District	HDR	High Density Residential
Warren	Washington Borough	ROW	Right Of Way	ROW	Right Of Way
Warren	Washington Township	ED	Educational Use District	INST	Institutional
Warren	Washington Township	GC	General Commercial District	R	Retail
Warren	Washington Township	H2O	Water	H2O	Water
Warren	Washington Township	HC	Highway Commercial District	OC	Office/Commercial
Warren	Washington Township	MR	Mountain Residential District	RURR	Rural Residential
Warren	Washington Township	OR	Office Research District	OC	Office/Commercial
Warren	Washington Township	PI	Planned Industrial District	I	Industrial
Warren	Washington Township	PVD	Planned Village District	MU	Mixed Use
Warren	Washington Township	R-10	Single-Family Residential District	HDR	High Density Residential
Warren	Washington Township	R-20	Single-Family Residential District	MDR	Medium Density Residential
Warren	Washington Township	R-40	Single-Family Residential District	SR	Suburban Residential
Warren	Washington Township	ROW	Right Of Way	ROW	Right Of Way
Warren	Washington Township	VR	Valley Residential District	RURR	Rural Residential
Warren	White Township	C-C	Community Commercial District	R	Retail
Warren	White Township	H2O	Water	H2O	Water
Warren	White Township	H-D	Highway Development District	OC	Office/Commercial
Warren	White Township	I	Industrial District	I	Industrial
Warren	White Township	I-2	Industrial-Quarry District	I	Industrial
Warren	White Township	IL	Light Industrial District	I	Industrial
Warren	White Township	LDI	Low Density Industrial District	I	Industrial

Appendix C: Municipal and Highlands Composite Zoning Comparison

County	Municipality	Existing Zone ID	Existing Zoning Description	Composite Zone ID	Composite Zone Description
Warren	White Township	N-C	Neighborhood Commercial District	R	Retail
Warren	White Township	O-B	Office Building District	OC	Office/Commercial
Warren	White Township	R-1	Detached Single-Family Residence District	RURR	Rural Residential
Warren	White Township	R-1B	Single-Family And Arc District	SARH	Senior Or Age Restricted Housing
Warren	White Township	R-2	Single-Family Detached Residence District	LDR	Low Density Residential
Warren	White Township	R-3	Garden Apartment District	TAR	Townhouse Attached Residential
Warren	White Township	R-4	Mobile Home District	HDR	High Density Residential
Warren	White Township	ROW	Right Of Way	ROW	Right Of Way

Appendix D: Municipal Composite Zone Evaluation

	Institutional / Public Lands	Retail/Office /Commercial	Industrial	Mixed Use Age-Restricted	Age Restricted	Highest Density Res.	Med. Density Res.	Suburban/ Low Den. Res.	Rural Res.	Estate/ Resource Res.
Mahwah Township	43%	3%	3%	0%	0%	26%	3%	21%	0%	0%
Oakland Borough	1%	7%	7%	0%	2%	3%	24%	26%	30%	0%
Alexandria Township	3%	4%	1%	0%	0%	0%	0%	0%	1%	90%
Bethlehem Township	0%	6%	0%	0%	0%	0%	0%	6%	75%	13%
Bloomsbury Borough	0%	27%	0%	0%	0%	14%	0%	15%	43%	0%
Califon Borough	0%	6%	0%	1%	0%	0%	0%	53%	39%	0%
Clinton Town	28%	19%	9%	0%	0%	16%	28%	0%	0%	0%
Clinton Township	0%	15%	0%	0%	0%	2%	0%	1%	82%	0%
Glen Gardner Borough	1%	12%	2%	0%	0%	10%	7%	3%	35%	32%
Hampton Borough	0%	6%	9%	0%	0%	7%	0%	43%	37%	0%
High Bridge Borough	36%	10%	0%	0%	0%	10%	17%	7%	20%	0%
Holland Township	0%	0%	2%	1%	0%	0%	0%	3%	94%	0%
Lebanon Borough	0%	44%	14%	0%	0%	10%	33%	0%	0%	0%
Lebanon Township	0%	1%	2%	0%	0%	0%	0%	8%	22%	66%
Milford Borough	0%	4%	11%	8%	0%	8%	35%	0%	35%	0%
Tewksbury Township	0%	0%	0%	0%	0%	0%	0%	2%	11%	86%
Union Township	28%	4%	1%	1%	0%	1%	0%	2%	35%	27%
Boonton Town	0%	9%	10%	0%	0%	81%	0%	0%	0%	0%
Boonton Township	0%	4%	0%	0%	0%	1%	4%	28%	63%	0%
Butler Borough	0%	14%	6%	3%	0%	61%	16%	0%	0%	0%
Chester Borough	0%	18%	2%	0%	0%	0%	0%	29%	51%	0%
Chester Township	35%	0%	0%	0%	0%	0%	0%	30%	30%	5%
Denville Township	6%	5%	5%	0%	1%	13%	6%	55%	8%	0%
Dover Town	0%	7%	18%	5%	0%	60%	0%	10%	0%	0%
Hanover Township	19%	12%	24%	1%	0%	8%	15%	20%	0%	0%
Harding Township	45%	1%	0%	0%	0%	1%	1%	1%	52%	0%
Jefferson Township	0%	3%	3%	0%	3%	2%	0%	21%	67%	0%
Kinnelon Borough	0%	1%	0%	0%	1%	0%	0%	97%	0%	0%
Mendham Borough	0%	0%	0%	1%	0%	9%	0%	29%	61%	0%
Mendham Township	1%	0%	0%	0%	0%	0%	2%	9%	47%	41%
Mine Hill Township	0%	9%	12%	0%	5%	12%	3%	60%	0%	0%
Montville Township	0%	4%	9%	0%	0%	3%	10%	47%	27%	0%
Morris Plains Borough	0%	22%	7%	0%	0%	18%	49%	5%	0%	0%
Morris Township	1%	7%	2%	0%	2%	6%	16%	22%	45%	0%
Morristown Town	0%	10%	2%	8%	0%	70%	0%	11%	0%	0%
Mount Arlington Borough	0%	8%	0%	0%	0%	33%	18%	42%	0%	0%
Mount Olive Township	28%	11%	4%	1%	0%	7%	7%	22%	20%	0%
Mountain Lakes Borough	25%	6%	0%	0%	0%	4%	49%	15%	0%	0%
Netcong Borough	0%	11%	15%	10%	0%	58%	6%	0%	0%	0%
Parsippany Troy Hills Township	13%	18%	2%	3%	0%	9%	28%	24%	0%	2%
Pequannock Township	0%	12%	7%	0%	7%	31%	17%	25%	0%	0%
Randolph Township	22%	4%	5%	1%	0%	2%	9%	40%	8%	9%
Riverdale Borough	0%	16%	24%	3%	1%	18%	13%	24%	0%	0%
Rockaway Borough	0%	12%	30%	0%	0%	31%	27%	0%	0%	0%

Rockaway Township	0%	4%	5%	1%	0%	12%	4%	10%	24%	40%
Roxbury Township	35%	9%	15%	1%	1%	4%	11%	17%	8%	0%
Victory Gardens Borough	0%	22%	0%	0%	6%	72%	0%	0%	0%	0%
Washington Township	0%	3%	0%	0%	0%	0%	0%	12%	84%	0%
Wharton Borough	0%	8%	24%	1%	1%	42%	2%	22%	0%	0%
Bloomington Borough	41%	1%	2%	0%	0%	16%	2%	12%	25%	0%
Pompton Lakes Borough	22%	4%	15%	0%	0%	8%	42%	9%	0%	0%
Ringwood Borough	0%	2%	3%	0%	0%	0%	0%	30%	0%	65%
Wanaque Borough	47%	6%	5%	0%	9%	10%	7%	15%	0%	0%
West Milford Township	0%	2%	1%	1%	0%	1%	7%	6%	82%	0%
Bedminster Township	6%	2%	0%	2%	0%	1%	0%	2%	1%	85%
Bernards Township	22%	6%	1%	0%	0%	2%	0%	48%	20%	0%
Bernardsville Borough	0%	1%	1%	0%	0%	5%	2%	10%	43%	37%
Far Hills Borough	0%	0%	0%	0%	0%	1%	0%	0%	1%	97%
Peapack Gladstone Borough	0%	7%	0%	0%	0%	3%	5%	19%	10%	55%
Byram Township	0%	4%	7%	0%	0%	9%	9%	26%	45%	0%
Franklin Borough	9%	11%	2%	2%	0%	8%	8%	0%	60%	0%
Green Township	0%	3%	7%	0%	0%	0%	0%	5%	85%	0%
Hamburg Borough	6%	32%	19%	4%	0%	39%	0%	0%	0%	0%
Hardyston Township	38%	1%	6%	8%	0%	2%	5%	0%	25%	15%
Hopatcong Borough	0%	1%	13%	6%	0%	0%	39%	5%	35%	0%
Ogdensburg Borough	14%	1%	16%	1%	5%	3%	22%	25%	13%	0%
Sparta Township	20%	9%	0%	0%	0%	8%	2%	5%	56%	0%
Stanhope Borough	0%	6%	17%	0%	0%	10%	43%	15%	8%	0%
Vernon Township	47%	11%	2%	0%	0%	10%	0%	12%	18%	0%
Allamuchy Township	28%	2%	0%	0%	0%	1%	5%	15%	47%	0%
Alpha Borough	6%	5%	30%	2%	0%	27%	0%	16%	15%	0%
Belvidere Township	5%	7%	37%	0%	5%	28%	18%	0%	0%	0%
Franklin Township	0%	3%	6%	0%	0%	0%	0%	1%	90%	0%
Frehlinghuysen Township	0%	0%	0%	2%	0%	0%	0%	0%	97%	0%
Greenwich Township	0%	6%	22%	0%	0%	8%	0%	16%	10%	40%
Hackettstown Town	18%	13%	17%	1%	0%	31%	6%	14%	0%	0%
Harmony Township	0%	2%	12%	1%	0%	0%	1%	1%	66%	18%
Hope Township	0%	4%	0%	0%	0%	0%	0%	0%	96%	0%
Independence Township	0%	7%	5%	0%	1%	1%	0%	1%	61%	25%
Liberty Township	0%	4%	2%	0%	0%	2%	3%	44%	40%	6%
Lopatcong Township	0%	8%	15%	0%	0%	9%	12%	56%	0%	0%
Mansfield Township	0%	2%	8%	1%	0%	0%	0%	5%	84%	0%
Oxford Township	0%	6%	7%	0%	0%	6%	0%	39%	43%	0%
Phillipsburg Township	0%	12%	22%	66%	0%	0%	0%	0%	0%	0%
Pohatcong Township	8%	3%	9%	0%	0%	8%	4%	0%	68%	0%
Washington Borough	7%	15%	7%	0%	0%	57%	13%	0%	0%	0%
Washington Township	1%	7%	4%	3%	0%	1%	4%	3%	79%	0%
White Township	0%	3%	18%	0%	1%	1%	0%	1%	77%	0%

Appendix E: Highlands Housing Characteristics

COUNTY	MUNICIPALITY	TOTAL POPULATION: TOTAL	HOUSING UNITS: TOTAL	OCCUPIED HOUSING UNITS: OWNER OCCUPIED; 1; DETACHED UNITS IN STRUCTURE	HOUSING UNITS: OCCUPIED	HOUSING UNITS: VACANT	OCCUPIED HOUSING UNITS: OWNER OCCUPIED	% OWNER OCCUPIED	OCCUPIED HOUSING UNITS: RENTER OCCUPIED	% RENTER OCCUPIED	AVERAGE HOUSEHOLD SIZE	VACANCY RATE	HOUSING UNITS: MEDIAN YEAR STRUCTURE BUILT	HOUSING UNITS: COMPLETE PLUMBING FACILITIES	HOUSING UNITS: NO BDRM	HOUSING UNITS: 1 BDRM	HOUSING UNITS: 2 BDRMS	HOUSING UNITS: 3 BDRMS	HOUSING UNITS: 4 BDRMS	HOUSING UNITS: 5 OR MORE BDRMS
Bergen	Mahwah Township	24062	9577	3960	9340	237	7851	84%	1489	16%	2.58	2%	1984	9558	137	1306	3007	2606	2032	489
Bergen	Oakland Borough	12466	4345	3814	4255	90	3967	93%	288	7%	2.93	2%	1958	4334	19	146	533	2177	1245	225
Hunterdon	Alexandria Township	4698	1598	1381	1535	63	1416	92%	119	8%	3.06	4%	1973	1583	0	10	246	630	631	81
Hunterdon	Bethlehem Township	3820	1303	1200	1266	37	1214	96%	52	4%	3.02	3%	1978	1296	5	38	105	442	659	54
Hunterdon	Bloomsbury Borough	886	342	244	322	20	265	82%	57	18%	2.75	6%	1939	342	2	29	62	143	102	4
Hunterdon	Califon Borough	1055	410	347	401	9	349	87%	52	13%	2.63	2%	1957	408	2	18	64	205	118	3
Hunterdon	Clinton Town	2632	1095	589	1068	27	797	75%	271	25%	2.46	2%	1970	1095	13	156	205	443	245	33
Hunterdon	Clinton Township	12957	4234	3132	4129	105	3752	91%	377	9%	3.14	2%	1981	4218	0	354	613	1171	1783	313
Hunterdon	Glen Gardner Borough	1902	829	348	805	24	554	69%	251	31%	2.36	3%	1983	829	6	241	269	170	125	18
Hunterdon	Hampton Borough	1546	574	330	559	15	370	66%	189	34%	2.77	3%	1961	574	4	92	139	233	94	12
Hunterdon	High Bridge Borough	3776	1478	1057	1428	50	1186	83%	242	17%	2.64	3%	1964	1478	0	91	357	679	316	35
Hunterdon	Holland Township	5124	1942	1626	1881	61	1740	93%	141	7%	2.72	3%	1966	1917	4	60	407	856	493	122
Hunterdon	Lebanon Borough	1065	477	192	458	19	360	79%	98	21%	2.33	4%	1965	474	5	74	154	163	68	13
Hunterdon	Lebanon Township	5816	2020	1681	1963	57	1714	87%	249	13%	2.96	3%	1967	2010	20	41	356	907	587	109
Hunterdon	Milford Borough	1195	484	289	469	15	322	69%	147	31%	2.55	3%	1955	484	2	60	122	219	68	13
Hunterdon	Tewksbury Township	5541	2052	1759	1986	66	1817	91%	169	9%	2.79	3%	1972	2052	30	44	146	640	841	351
Hunterdon	Union Township	6160	1725	1061	1666	59	1418	85%	248	15%	3.70	3%	1979	1725	0	396	304	346	543	136
Morris	Boonton Town	8496	3352	1690	3272	80	1960	60%	1312	40%	2.60	2%	1942	3352	45	462	786	1279	573	207
Morris	Boonton Township	4287	1510	1226	1476	34	1368	93%	108	7%	2.90	2%	1963	1510	0	37	219	616	496	142
Morris	Butler Borough	7420	2923	1811	2868	55	1905	66%	963	34%	2.59	2%	1953	2915	49	491	645	1256	444	38
Morris	Chester Borough	1635	627	400	609	18	469	77%	140	23%	2.68	3%	1971	627	0	85	119	157	228	38
Morris	Chester Township	7282	2377	2156	2323	54	2156	93%	167	7%	3.13	2%	1972	2377	0	44	134	535	1064	600
Morris	Denville Township	15824	6178	4550	5990	188	5148	86%	842	14%	2.64	3%	1963	6170	58	518	1202	2422	1579	399
Morris	Dover Town	18188	5568	2297	5436	132	2869	53%	2567	47%	3.35	2%	1953	5499	156	1230	1425	1876	603	278
Morris	Hanover Township	12898	4818	3597	4745	73	4367	92%	378	8%	2.72	2%	1964	4818	24	169	992	1770	1540	323
Morris	Harding Township	3180	1243	945	1180	63	1093	93%	87	7%	2.69	5%	1965	1243	0	23	203	311	328	378
Morris	Jefferson Township	19717	7527	5792	7131	396	6308	88%	823	12%	2.76	5%	1964	7442	33	532	2103	3066	1596	197
Morris	Kinnelon Borough	9365	3123	2948	3062	61	2988	98%	74	2%	3.06	2%	1965	3111	4	51	189	1053	1287	539
Morris	Mendham Borough	5097	1828	3233	1781	47	1524	86%	257	14%	2.86	3%	1971	1821	0	118	277	455	678	300
Morris	Mendham Township	5400	1849	1238	1788	61	1711	96%	77	4%	3.02	3%	1973	1849	0	6	154	402	835	452
Morris	Mine Hill Township	3679	1388	1663	1365	23	1227	90%	138	10%	2.70	2%	1958	1367	0	40	324	696	284	44
Morris	Montville Township	20839	7541	1035	7380	161	6340	86%	1040	14%	2.82	2%	1979	7532	14	593	1448	2203	2268	1015
Morris	Morris Township	21796	8298	4840	8116	182	6887	85%	1229	15%	2.69	2%	1967	8287	30	735	1199	2531	2876	927
Morris	Morris Plains Borough	5236	1994	5617	1955	39	1793	92%	162	8%	2.68	2%	1957	1994	7	133	262	682	773	137
Morris	Morristown Town	18544	7615	1630	7252	363	2859	39%	4393	61%	2.56	5%	1954	7550	463	2328	1773	1881	789	381
Morris	Mountain Lakes Borough	4256	1357	1726	1330	27	1288	97%	42	3%	3.20	2%	1947	1357	0	8	83	321	508	437
Morris	Mount Arlington Borough	4663	2039	1179	1918	121	1535	80%	383	20%	2.43	6%	1971	2039	22	355	570	762	286	44
Morris	Mount Olive Township	24193	9311	983	9068	243	5080	56%	3988	44%	2.67	3%	1973	9253	107	2711	1715	1961	2566	251
Morris	Netcong Borough	2580	1043	4890	1008	35	646	64%	362	36%	2.56	3%	1947	1043	11	172	224	506	99	31
Morris	Parsippany Troy Hills Township	50649	20066	547	19624	442	11868	60%	7756	40%	2.58	2%	1965	19983	356	5788	3478	5167	4345	932
Morris	Pequannock Township	13888	5097	3880	5026	71	4499	90%	527	10%	2.76	1%	1960	5097	30	632	715	1917	1572	231
Morris	Randolph Township	24847	8903	6132	8679	224	6431	74%	2248	26%	2.86	3%	1976	8874	197	1511	811	1898	3242	1244

COUNTY	MUNICIPALITY	TOTAL POPULATION: TOTAL	HOUSING UNITS: TOTAL	OCCUPIED HOUSING UNITS: OWNER OCCUPIED; 1; DETACHED UNITS IN STRUCTURE	HOUSING UNITS: OCCUPIED	HOUSING UNITS: VACANT	OCCUPIED HOUSING UNITS: OWNER OCCUPIED	% OWNER OCCUPIED	OCCUPIED HOUSING UNITS: RENTER OCCUPIED	% RENTER OCCUPIED	AVERAGE HOUSEHOLD SIZE	VACANCY RATE	HOUSING UNITS: MEDIAN YEAR STRUCTURE BUILT	HOUSING UNITS: COMPLETE PLUMBING FACILITIES	HOUSING UNITS: NO BDRM	HOUSING UNITS: 1 BDRM	HOUSING UNITS: 2 BDRMS	HOUSING UNITS: 3 BDRMS	HOUSING UNITS: 4 BDRMS	HOUSING UNITS: 5 OR MORE BDRMS
Morris	Riverdale Borough	2498	940	638	919	21	756	82%	163	18%	2.72	2%	1956	940	0	83	221	438	179	19
Morris	Rockaway Borough	6473	2491	1555	2445	46	1679	69%	766	31%	2.65	2%	1955	2491	44	354	496	949	533	115
Morris	Rockaway Township	22930	8506	6187	8108	398	6870	85%	1238	15%	2.83	5%	1965	8464	26	716	1434	3494	2442	394
Morris	Roxbury Township	23883	8550	6166	8364	186	7011	84%	1353	16%	2.86	2%	1971	8537	31	709	1696	2790	2922	402
Morris	Victory Gardens Borough	1546	588	88	564	24	231	41%	333	59%	2.74	4%	1964	579	62	207	213	88	18	0
Morris	Washington Township	17592	5890	4741	5755	135	5064	88%	691	12%	3.06	2%	1978	5862	62	243	631	1672	2773	509
Morris	Wharton Borough	6298	2394	1098	2328	66	1452	62%	876	38%	2.71	3%	1956	2387	28	352	725	740	424	125
Passaic	Bloomington Borough	7610	2940	2012	2847	93	2131	75%	716	25%	2.67	3%	1960	2940	32	432	605	1360	462	49
Passaic	Pompton Lakes Borough	10640	4024	2559	3949	75	3047	77%	902	23%	2.69	2%	1957	4004	8	627	813	1544	837	195
Passaic	Ringwood Borough	12396	4221	3847	4108	113	3880	94%	228	6%	3.02	3%	1965	4221	18	66	586	1863	1512	176
Passaic	Wanaque Borough	10266	3500	2348	3444	56	2751	80%	693	20%	2.98	2%	1959	3461	24	177	1041	1254	898	106
Passaic	West Milford Township	26410	9909	7514	9190	719	8230	90%	960	10%	2.87	7%	1963	9812	42	718	2467	4209	2137	336
Somerset	Bedminster Township	8302	4467	875	4235	232	3398	80%	837	20%	1.96	5%	1985	4467	36	559	2253	1143	274	202
Somerset	Bernards Township	24575	9485	5003	9242	243	7999	87%	1243	13%	2.66	3%	1985	9479	70	849	2454	2285	2819	1008
Somerset	Bernardsville Borough	7345	2807	2073	2723	84	2271	83%	452	17%	2.70	3%	1958	2796	28	167	372	873	921	446
Somerset	Far Hills Borough	856	384	167	366	18	281	77%	85	23%	2.34	5%	1967	384	3	27	102	132	70	50
Somerset	Peapack Gladstone Borough	2433	871	629	840	31	658	78%	182	22%	2.90	4%	1955	867	2	53	131	267	231	187
Sussex	Byram Township	8235	3057	2567	2825	232	2608	92%	217	8%	2.92	8%	1968	3030	14	72	555	1349	999	68
Sussex	Franklin Borough	5187	2002	1012	1906	96	1373	72%	533	28%	2.72	5%	1954	1999	26	211	724	763	222	56
Sussex	Green Township	3212	1066	959	1042	24	976	94%	66	6%	3.08	2%	1975	1062	9	16	121	395	426	99
Sussex	Hamburg Borough	3105	1233	508	1173	60	868	74%	305	26%	2.65	5%	1980	1230	0	200	495	445	89	4
Sussex	Hardyston Township	6144	2685	1566	2311	374	1889	82%	422	18%	2.66	14%	1972	2609	6	412	698	1104	408	57
Sussex	Hopatcong Borough	15951	6193	4839	5657	536	4958	88%	699	12%	2.82	9%	1961	6161	39	356	1624	2822	1253	99
Sussex	Ogdensburg Borough	2638	903	726	881	22	740	84%	141	16%	2.99	2%	1962	903	4	52	125	456	235	31
Sussex	Sparta Township	18107	6614	5371	6237	377	5620	90%	617	10%	2.90	6%	1969	6587	103	273	931	2361	2464	482
Sussex	Stanhope Borough	3521	1416	732	1383	33	1115	81%	268	19%	2.55	2%	1967	1410	8	252	314	512	280	50
Sussex	Vernon Township	24686	9994	6667	8368	1626	7187	86%	1181	14%	2.95	16%	1975	9973	35	815	2588	4359	1851	346
Warren	Allamuchy Township	3877	1774	647	1692	82	1441	85%	251	15%	2.29	5%	1981	1766	24	134	614	532	387	83
Warren	Alpha Borough	2482	1034	569	989	45	706	71%	283	29%	2.51	4%	1950	1034	7	131	234	541	107	14
Warren	Belvidere Township	2771	1165	646	1088	77	729	67%	359	33%	2.55	7%	1939	1162	44	172	261	462	199	27
Warren	Franklin Township	2768	1019	773	972	47	844	87%	128	13%	2.85	5%	1969	1015	3	46	199	429	307	35
Warren	Frehlinghuysen Township	2083	755	624	722	33	641	89%	81	11%	2.89	4%	1976	749	4	18	72	349	265	47
Warren	Greenwich Township	4365	1477	1278	1421	56	1310	92%	111	8%	3.07	4%	1992	1465	0	27	195	410	817	28
Warren	Hackettstown Town	10403	4347	1700	4134	213	1990	48%	2144	52%	2.52	5%	1966	4337	108	1321	1071	1159	592	96
Warren	Harmony Township	2729	1076	872	1010	66	892	88%	118	12%	2.70	6%	1957	1072	0	57	236	485	264	34
Warren	Hope Township	1891	747	617	697	50	623	89%	74	11%	2.71	7%	1969	735	4	39	134	326	203	41
Warren	Independence Township	5603	2210	1103	2146	64	1692	79%	454	21%	2.61	3%	1984	2194	21	375	687	478	538	111
Warren	Liberty Township	2726	1085	799	975	110	875	90%	100	10%	2.80	10%	1970	1081	14	84	242	392	308	45
Warren	Lopatcong Township	5765	2429	1616	2143	286	1636	76%	507	24%	2.69	12%	1971	2420	22	331	532	862	641	41
Warren	Mansfield Township	6653	2415	1525	2334	81	1686	72%	648	28%	2.85	3%	1973	2415	13	384	401	1002	532	83
Warren	Oxford Township	2307	938	583	886	52	746	84%	140	16%	2.60	6%	1961	934	0	71	266	428	158	15
Warren	Phillipsburg Township	15166	6651	2489	6044	607	3451	57%	2593	43%	2.51	9%	1939	6603	123	961	1812	2996	622	137
Warren	Pohatcong Township	3416	1411	1077	1341	70	1165	87%	176	13%	2.55	5%	1948	1411	7	77	334	730	221	42
Warren	Washington Borough	6712	2876	1092	2724	152	1408	52%	1316	48%	2.46	5%	1944	2876	35	660	806	990	343	42
Warren	Washington Township	6248	2174	1782	2099	75	1880	90%	219	10%	2.98	3%	1970	2168	0	35	415	898	704	122

COUNTY	MUNICIPALITY	TOTAL POPULATION: TOTAL	HOUSING UNITS: TOTAL	OCCUPIED HOUSING UNITS: OWNER OCCUPIED; 1; DETACHED UNITS IN STRUCTURE	HOUSING UNITS: OCCUPIED	HOUSING UNITS: VACANT	OCCUPIED HOUSING UNITS: OWNER OCCUPIED	% OWNER OCCUPIED	OCCUPIED HOUSING UNITS: RENTER OCCUPIED	% RENTER OCCUPIED	AVERAGE HOUSEHOLD SIZE	VACANCY RATE	HOUSING UNITS: MEDIAN YEAR STRUCTURE BUILT	HOUSING UNITS: COMPLETE PLUMBING FACILITIES	HOUSING UNITS: NO BDRM	HOUSING UNITS: 1 BDRM	HOUSING UNITS: 2 BDRMS	HOUSING UNITS: 3 BDRMS	HOUSING UNITS: 4 BDRMS	HOUSING UNITS: 5 OR MORE BDRMS
Warren	White Township	4245	1770	1223	1668	102	1331	80%	337	20%	2.54	6%	1976	1766	0	201	484	725	322	38
Highlands Totals		783709	296543	182477	284208	12335	223500	79%	60708	21%	2.76	4%	172942	295345	3044	36050	61549	101614	76018	18268

Source: 2000 U.S. Census

Appendix F: County-to-County Work Flows

Residence County to Workplace County Flows for Highlands Counties									
RESIDENCES	HIGHLANDS COUNTIES WORKPLACES							TOTALS	COUNTY TOTAL
	BERGEN	HUNTERDON	MORRIS	PASSAIC	SOMERSET	SUSSEX	WARREN		
BERGEN	246,163	140	9,631	24,081	1,492	341	127	281,975	246,163
HUNTERDON	529	25,761	3,656	254	12,983	70	1,145	44,398	529
MORRIS	12,094	1,245	138,737	12,510	8,954	2,614	1,624	177,778	12,094
PASSAIC	53,138	158	15,381	95,790	977	545	188	166,177	53,138
SOMERSET	2,327	3,682	11,806	1,019	66,341	259	284	85,718	2,327
SUSSEX	4,828	208	20,398	4,244	955	29,658	1,410	61,701	4,828
WARREN	801	5,326	9,273	548	3,653	1,123	21,034	41,758	801
TOTALS	319,880	36,520	208,882	138,446	95,355	34,610	25,812	859,505	319,880

Residence County to Workplace County Flows throughout New Jersey					
RESIDENCES	TOTALS	COUNTY TOTAL	% WORK (IN NJ) IN HIGHLANDS	ALL OTHER NJ COUNTIES	% WORK IN OTHER NJ COUNTIES
BERGEN	281,975	336,855	83.7%	54,880	16.3%
HUNTERDON	44,398	61,318	72.4%	16,920	27.6%
MORRIS	177,778	223,003	79.7%	45,225	20.3%
PASSAIC	166,177	196,842	84.4%	30,665	15.6%
SOMERSET	85,718	141,504	60.6%	55,786	39.4%
SUSSEX	61,701	68,992	89.4%	7,291	10.6%
WARREN	41,758	46,443	89.9%	4,685	10.1%
TOTALS	859,505	1,074,957	80.0%	215,452	20.0%

Source: 2000 U.S. Census County-to-County Worker Flow Files

Appendix G: Employment and Housing Data Sources and Methodology

The Employment and Housing data for the Highlands Region displayed in the “Jobs-Housing Ratio” Table was compiled using several data sources and methods.

Data Sources

Total Population and Total Housing unit statistics for Highlands municipalities were taken directly from downloadable material off the U.S. Census website from year 2000. Total Acreage in each municipality in the Highlands Region was found using a spatial analysis in GIS. All Employment data was provided by the New Jersey Department of Labor and Workforce Development (“NJDOLE”) Employer database of establishments covered by New Jersey's unemployment insurance compensation law using statistics from the first, second, and third quarters in 2005. The Total Jobs is a municipal total of the average employees in each organization from the first, second, and third quarters of 2005 up by municipality. The Total Employers accounts for all of the listed Federal, State, Local, and Private organizations accounted for in the first, second, and third quarters of 2005 from the NJDOLE.

Methods

- Self-employed persons/employers were calculated by controlling for workplaces where there were less than 2 (i.e. 0, 1) employees. Self-employed persons were taken out of the Total Jobs category in order to provide a clearer picture of denser employment locations as many of these businesses are likely to be run out of home-offices.
- Ownership of the various types of employment was broken down into the comprehensive categories of Federal, State, Local, and Private. Within each category, the number of employees for the individual organizations was additionally shown. Federal, State, and Local organizations/employees were grouped together for comparison against private organizations/employees.

Terminology

- Density – These figures represent the ratios of Persons, Housing Units, or Jobs per acre within each municipality using the Population figures, Housing Units, or Jobs (see appropriate sources above) and the Total acreage for the corresponding municipality.
- Jobs-Housing/Job (excluding self-employed): Housing Ratios – These figures represent the ratio of Total Jobs or Total Jobs minus self-employed per Housing Unit using NJDOL employment data and 2000 U.S. Census Housing figures.

Appendix H: Population, Housing, and Employment Density and Distribution for Highlands Municipalities (2005)

County	Municipality	Total Pop. (2000)	Pop. Density (Persons /Acre)	Total Jobs*	Jobs Density (Jobs/Acre)	Total Housing units: (2000)	Housing Density (Housing units/Acre)	Jobs-Housing Ratio
BERGEN	MAHWAH TOWNSHIP	24,062	1.43	15,169	0.90	9,577	0.57	1.6: 1
BERGEN	OAKLAND BOROUGH	12,466	2.21	7,725	1.37	4,345	0.77	1.8: 1
HUNTERDON	ALEXANDRIA TOWNSHIP	4,698	0.26	301	0.02	1,598	0.09	0.2: 1
HUNTERDON	BETHLEHEM TOWNSHIP	3,820	0.29	285	0.02	1,303	0.10	0.2: 1
HUNTERDON	BLOOMSBURY BOROUGH	886	1.42	600	0.96	342	0.55	1.8: 1
HUNTERDON	CALIFON BOROUGH	1,055	1.67	834	1.32	410	0.65	2.0: 1
HUNTERDON	CLINTON TOWN	2,632	2.85	2,238	2.43	1,095	1.19	2.0: 1
HUNTERDON	CLINTON TOWNSHIP	12,957	0.60	4,842	0.22	4,234	0.20	1.1: 1
HUNTERDON	GLEN GARDNER BOROUGH	1,902	1.91	969	0.97	829	0.83	1.2: 1
HUNTERDON	HAMPTON BOROUGH	1,546	1.62	1,006	1.05	574	0.60	1.8: 1
HUNTERDON	HIGH BRIDGE BOROUGH	3,776	2.42	548	0.35	1,478	0.95	0.4: 1
HUNTERDON	HOLLAND TOWNSHIP	5,124	0.33	163	0.01	1,942	0.13	0.1: 1
HUNTERDON	LEBANON BOROUGH	1,065	1.85	2,113	3.66	477	0.83	4.4: 1
HUNTERDON	LEBANON TOWNSHIP	5,816	0.29	795	0.04	2,020	0.10	0.4: 1
HUNTERDON	MILFORD BOROUGH	1,195	1.47	704	0.87	484	0.60	1.5: 1
HUNTERDON	TEWKSBURY TOWNSHIP	5,541	0.27	899	0.04	2,052	0.10	0.4: 1
HUNTERDON	UNION TOWNSHIP	6,160	0.47	1,593	0.12	1,725	0.13	0.9: 1
MORRIS	BOONTON TOWN	8,496	5.33	3,094	1.94	3,352	2.10	0.9: 1
MORRIS	BOONTON TOWNSHIP	4,287	0.79	1,341	0.25	1,510	0.28	0.9: 1
MORRIS	BUTLER BOROUGH	7,420	5.63	2,424	1.84	2,923	2.22	0.8: 1
MORRIS	CHESTER BOROUGH	1,635	1.60	2,685	2.63	627	0.62	4.3: 1
MORRIS	CHESTER TOWNSHIP	7,282	0.39	1,014	0.05	2,377	0.13	0.4: 1
MORRIS	DENVILLE TOWNSHIP	15,824	1.94	8,734	1.07	6,178	0.76	1.4: 1
MORRIS	DOVER TOWN	18,188	10.42	7,358	4.22	5,568	3.19	1.3: 1
MORRIS	HANOVER TOWNSHIP	12,898	1.88	16,511	2.40	4,818	0.70	3.4: 1
MORRIS	HARDING TOWNSHIP	3,180	0.24	671	0.05	1,243	0.09	0.5: 1
MORRIS	JEFFERSON TOWNSHIP	19,717	0.72	2,549	0.09	7,527	0.28	0.3: 1
MORRIS	KINNELON BOROUGH	9,365	0.76	1,954	0.16	3,123	0.25	0.6: 1
MORRIS	MENDHAM BOROUGH	5,097	1.33	1,659	0.43	1,828	0.48	0.9: 1
MORRIS	MENDHAM TOWNSHIP	5,400	0.47	618	0.05	1,849	0.16	0.3: 1
MORRIS	MINE HILL TOWNSHIP	3,679	1.91	627	0.33	1,388	0.72	0.5: 1
MORRIS	MONTVILLE TOWNSHIP	20,839	1.70	10,969	0.90	7,541	0.62	1.5: 1
MORRIS	MORRIS TOWNSHIP	21,796	2.15	3,733	0.37	8,298	0.82	0.4: 1
MORRIS	MORRIS PLAINS BOROUGH	5,236	3.16	9,947	6.00	1,994	1.20	5.0: 1
MORRIS	MORRISTOWN TOWN	18,544	9.64	31,079	16.16	7,615	3.96	4.1: 1
MORRIS	MOUNTAIN LAKES BOROUGH	4,256	2.29	2,619	1.41	1,357	0.73	1.9: 1
MORRIS	MOUNT ARLINGTON BOROUGH	4,663	2.61	1,305	0.73	2,039	1.14	0.6: 1
MORRIS	MOUNT OLIVE TOWNSHIP	24,193	1.21	9,808	0.49	9,311	0.47	1.1: 1
MORRIS	NETCONG BOROUGH	2,580	4.58	2,353	4.17	1,043	1.85	2.3: 1
MORRIS	PARSIPPANY TROY HILLS TOWNSHIP	50,649	3.12	54,562	3.36	20,066	1.24	2.7: 1
MORRIS	PEQUANNOCK TOWNSHIP	13,888	3.06	5,943	1.31	5,097	1.12	1.2: 1
MORRIS	RANDOLPH TOWNSHIP	24,847	1.84	7,687	0.57	8,903	0.66	0.9: 1

County	Municipality	Total Pop. (2000)	Pop. Density (Persons /Acre)	Total Jobs*	Jobs Density (Jobs/ Acre)	Total Housing units: (2000)	Housing Density (Housing units/ Acre)	Jobs-Housing Ratio
MORRIS	RIVERDALE BOROUGH	2,498	1.89	2,901	2.20	940	0.71	3.1: 1
MORRIS	ROCKAWAY BOROUGH	6,473	4.77	6,526	4.81	2,491	1.84	2.6: 1
MORRIS	ROCKAWAY TOWNSHIP	22,930	0.78	10,438	0.35	8,506	0.29	1.2: 1
MORRIS	ROXBURY TOWNSHIP	23,883	1.70	9,071	0.65	8,550	0.61	1.1: 1
MORRIS	VICTORY GARDENS BOROUGH	1,546	16.64	103	1.11	588	6.33	0.2: 1
MORRIS	WASHINGTON TOWNSHIP	17,592	0.61	2,359	0.08	5,890	0.21	0.4: 1
MORRIS	WHARTON BOROUGH	6,298	4.62	2,589	1.90	2,394	1.76	1.1: 1
PASSAIC	BLOOMINGDALE BOROUGH	7,610	1.28	1,230	0.21	2,940	0.49	0.4: 1
PASSAIC	POMPTON LAKES BOROUGH	10,640	5.31	2,219	1.11	4,024	2.01	0.6: 1
PASSAIC	RINGWOOD BOROUGH	12,396	0.69	2,535	0.14	4,221	0.23	0.6: 1
PASSAIC	WANAQUE BOROUGH	10,266	1.73	1,843	0.31	3,500	0.59	0.5: 1
PASSAIC	WEST MILFORD TOWNSHIP	26,410	0.51	4,755	0.09	9,909	0.19	0.5: 1
SOMERSET	BEDMINSTER TOWNSHIP	8,302	0.49	6,716	0.40	4,467	0.26	1.5: 1
SOMERSET	BERNARDS TOWNSHIP	24,575	1.57	10,235	0.65	9,485	0.61	1.1: 1
SOMERSET	BERNARDSVILLE BOROUGH	7,345	0.89	3,116	0.38	2,807	0.34	1.1: 1
SOMERSET	FAR HILLS BOROUGH	856	0.27	770	0.24	384	0.12	2.0: 1
SOMERSET	PEAPACK GLADSTONE BOROUGH	2,433	0.66	1,297	0.35	871	0.24	1.5: 1
SUSSEX	BYRAM TOWNSHIP	8,235	0.57	450	0.03	3,057	0.21	0.1: 1
SUSSEX	FRANKLIN BOROUGH	5,187	1.82	1,340	0.47	2,002	0.70	0.7: 1
SUSSEX	GREEN TOWNSHIP	3,212	0.31	130	0.01	1,066	0.10	0.1: 1
SUSSEX	HAMBURG BOROUGH	3,105	4.12	1,068	1.42	1,233	1.64	0.9: 1
SUSSEX	HARDYSTON TOWNSHIP	6,144	0.30	1,139	0.05	2,685	0.13	0.4: 1
SUSSEX	HOPATCONG BOROUGH	15,951	2.01	971	0.12	6,193	0.78	0.2: 1
SUSSEX	OGDENSBURG BOROUGH	2,638	1.84	255	0.18	903	0.63	0.3: 1
SUSSEX	SPARTA TOWNSHIP	18,107	0.73	8,492	0.34	6,614	0.27	1.3: 1
SUSSEX	STANHOPE BOROUGH	3,521	2.51	1,638	1.17	1,416	1.01	1.2: 1
SUSSEX	VERNON TOWNSHIP	24,686	0.55	3,614	0.08	9,994	0.22	0.4: 1
WARREN	ALLAMUCHY TOWNSHIP	3,877	0.30	348	0.03	1,774	0.14	0.2: 1
WARREN	ALPHA BOROUGH	2,482	2.26	510	0.46	1,034	0.94	0.5: 1
WARREN	BELVIDERE TOWNSHIP	2,771	2.92	1,987	2.09	1,165	1.23	1.7: 1
WARREN	FRANKLIN TOWNSHIP	2,768	0.18	980	0.07	1,019	0.07	1.0: 1
WARREN	FREHLINGHUYSEN TOWNSHIP	2,083	0.14	240	0.02	755	0.05	0.3: 1
WARREN	GREENWICH TOWNSHIP	4,365	0.64	767	0.11	1,477	0.22	0.5: 1
WARREN	HACKETTSTOWN TOWN	10,403	4.39	9,145	3.86	4,347	1.83	2.1: 1
WARREN	HARMONY TOWNSHIP	2,729	0.18	189	0.01	1,076	0.07	0.2: 1
WARREN	HOPE TOWNSHIP	1,891	0.16	359	0.03	747	0.06	0.5: 1
WARREN	INDEPENDENCE TOWNSHIP	5,603	0.44	283	0.02	2,210	0.17	0.1: 1
WARREN	LIBERTY TOWNSHIP	2,726	0.36	574	0.08	1,085	0.14	0.5: 1
WARREN	LOPATCONG TOWNSHIP	5,765	1.22	941	0.20	2,429	0.51	0.4: 1
WARREN	MANSFIELD TOWNSHIP	6,653	0.35	1,139	0.06	2,415	0.13	0.5: 1
WARREN	OXFORD TOWNSHIP	2,307	0.60	340	0.09	938	0.24	0.4: 1
WARREN	PHILLIPSBURG TOWNSHIP	15,166	7.19	10,026	4.75	6,651	3.15	1.5: 1
WARREN	POHATCONG TOWNSHIP	3,416	0.39	1,709	0.19	1,411	0.16	1.2: 1
WARREN	WASHINGTON BOROUGH	6,712	5.32	2,052	1.63	2,876	2.28	0.7: 1
WARREN	WASHINGTON TOWNSHIP	6,248	0.54	1,835	0.16	2,174	0.19	0.8: 1
WARREN	WHITE TOWNSHIP	4,245	0.24	863	0.05	1,770	0.10	0.5: 1

County	Municipality	Total Pop. (2000)	Pop. Density (Persons /Acre)	Total Jobs*	Jobs Density (Jobs/ Acre)	Total Housing units: (2000)	Housing Density (Housing units/ Acre)	Jobs-Housing Ratio
Total Highlands		783,709	0.91	354,115	0.41	296,543	0.35	1.2: 1
*Total Jobs is the 1st-3rd quarter 2005 average (Appendix G contains sources and methodology).								
Source: New Jersey Department of Labor and Workforce Development Employer Database [First through Third Quarter Averages] and 2000 U.S. Census Website Access								

Appendix I: Highlands COAH Grantees as of January 2008

County	Municipality	No Substantive Certification	Third Round
HUNTERDON	CLINTON TOWN	x	
HUNTERDON	HAMPTON BOROUGH	x	
HUNTERDON	LEBANON BOROUGH	x	
HUNTERDON	LEBANON TOWNSHIP		x
HUNTERDON	TEWKSBUARY TOWNSHIP		x
MORRIS	BOONTON TOWNSHIP		x
MORRIS	CHESTER BOROUGH		x
MORRIS	CHESTER TOWNSHIP		x
MORRIS	DENVILLE TOWNSHIP		x
MORRIS	DOVER TOWN		x
MORRIS	HARDING TOWNSHIP		x
MORRIS	JEFFERSON TOWNSHIP		x
MORRIS	MENDHAM TOWNSHIP		x
MORRIS	MONTVILLE TOWNSHIP		x
MORRIS	MORRISTOWN TOWN	x	
MORRIS	MOUNTAIN LAKES BOROUGH		x
MORRIS	MOUNT OLIVE TOWNSHIP		x
MORRIS	PARSIPPANY TROY HILLS TOWNSHIP		x
MORRIS	PEQUANNOCK TOWNSHIP		x
MORRIS	RANDOLPH TOWNSHIP		x
MORRIS	RIVERDALE BOROUGH		x
MORRIS	ROCKAWAY TOWNSHIP		x
MORRIS	ROXBURY TOWNSHIP		x
MORRIS	WASHINGTON TOWNSHIP		x
MORRIS	WHARTON BOROUGH		x
PASSAIC	BLOOMINGDALE BOROUGH	x	
PASSAIC	RINGWOOD BOROUGH		x
PASSAIC	WEST MILFORD TOWNSHIP		x
SOMERSET	BEDMINSTER TOWNSHIP		x
SOMERSET	BERNARDS TOWNSHIP		x
SOMERSET	PEAPACK GLADSTONE BOROUGH		x
SUSSEX	FRANKLIN BOROUGH		x
SUSSEX	GREEN TOWNSHIP		x
SUSSEX	HAMBURG BOROUGH	x	
SUSSEX	HARDYSTON TOWNSHIP		x
SUSSEX	HOPATCONG BOROUGH		x
SUSSEX	SPARTA TOWNSHIP		x
SUSSEX	STANHOPE BOROUGH		x
SUSSEX	VERNON TOWNSHIP		x
WARREN	FRANKLIN TOWNSHIP		x
WARREN	GREENWICH TOWNSHIP		x
WARREN	HARMONY TOWNSHIP		x
WARREN	LIBERTY TOWNSHIP		x
WARREN	LOPATCONG TOWNSHIP		x
WARREN	POHATCONG TOWNSHIP		x
WARREN	WASHINGTON BOROUGH		x
WARREN	WHITE TOWNSHIP		x
TOTAL (47)		6	41

Appendix J: COAH Participation in Highlands Municipalities

Note – all information was confirmed by COAH as of May 2008, and was obtained from COAH's website at www.state.nj.us/dca/coah.

COAH Status					
County	Municipality	COAH	3rd round Court	1987-99 Certification	Third Round Petition/filing
Bergen	Mahwah Township	X		7/1/1998	12/19/2005
Bergen	Oakland Borough	X			4/3/2006
Hunterdon	Alexandria Township	X		10/4/2000	9/26/2006
Hunterdon	Bethlehem Township	X		6/6/2001	Waiver 5/9/07
Hunterdon	Bloomsbury Borough				
Hunterdon	Califon Borough	X		6/5/2002	Waiver 7/23/07
Hunterdon	Clinton Town	X			06/17/05 (repetition)
Hunterdon	Clinton Township	X		3/7/2001	2/6/2007
Hunterdon	Glen Gardner Borough	X		1/5/1999	12/8/2005
Hunterdon	Hampton Borough				
Hunterdon	High Bridge Borough			9/8/2004	
Hunterdon	Holland Township	X		12/15/2004	5/15/2007
Hunterdon	Lebanon Borough		X		Court
Hunterdon	Lebanon Township	X		3/3/1999	12/20/2005
Hunterdon	Milford Borough	X		1/5/1999	12/20/2005
Hunterdon	Tewksbury Township	X		5/6/1998	12/16/2005
Hunterdon	Union Township	X		10/2/1996	12/7/2005
Morris	Boonton Town	X		12/6/1995	10/30/2006
Morris	Boonton Township			9/4/1996	
Morris	Butler Borough	X		5/3/2000	8/29/2006
Morris	Chester Borough	X		10/1/1997	10/18/2005
Morris	Chester Township	X		11/1/1995	12/13/2005
Morris	Denville Township	X		8/2/2000	7/26/2006
Morris	Dover Town	X		12/4/1996	12/19/2005
Morris	Hanover Township	X		8/4/1999	12/21/2005
Morris	Harding Township	X		11/6/1996	12/15/2005
Morris	Jefferson Township	X			12/07/06
Morris	Kinnelon Borough	X		5/1/1996	11/29/2005
Morris	Mendham Borough	X		6/5/1996	12/12/2005
Morris	Mendham Township	X		8/4/1999	7/29/2005
Morris	Mine Hill Township	X		4/2/1997	9/28/2006
Morris	Montville Township	X		6/3/1998	12/15/2005
Morris	Morris Plains Borough				
Morris	Morris Township	X		5/1/1996	12/20/2005
Morris	Morristown Town				
Morris	Mountain Lakes Borough	X		3/5/1997	12/16/2005
Morris	Mount Arlington Borough			9/2/1998	
Morris	Mount Olive Township	X		9/1/1999	12/02/05(repetition)
Morris	Netcong Borough				
Morris	Parsippany Troy Hills Township	X		8/7/1996	12/16/2005
Morris	Pequannock Township	X		8/6/1997	12/7/2005

Morris	Randolph Township	X			12/6/2005
Morris	Riverdale Borough	X		11/3/1999	11/3/2005
Morris	Rockaway Borough	X		4/2/1997	12/19/2005
Morris	Rockaway Township		X	4/2/1997	12/09/05 (dismissed)
Morris	Roxbury Township	X		11/5/1997	12/13/2005
Morris	Victory Gardens Borough				
Morris	Washington Township	X		2/7/1996	9/9/2005
Morris	Wharton Borough	X		2/4/1999	12/8/2005
Passaic	Bloomington Borough		X	12/6/1995	Court
Passaic	Pompton Lakes Borough	X			2/3/2006
Passaic	Ringwood Borough	X		8/4/1999	12/16/2005
Passaic	Wanaque Borough	X		10/3/2001	2/15/2007
Passaic	West Milford Township	X		10/6/1999	12/10/2007
Somerset	Bedminster Township	X		5/1/1996	12/12/2005
Somerset	Bernards Township	X		6/7/2000	12/6/2005
Somerset	Bernardsville Borough	X		12/6/1995	12/20/2005
Somerset	Far Hills Borough	X		2/7/2001	2/6/2007
Somerset	Peapack Gladstone Borough	X		1/10/1996	12/16/2005
Sussex	Byram Township	X		12/3/2003	5/14/2007
Sussex	Franklin Borough	X		1/5/1999	9/20/2005
Sussex	Green Township	X		12/15/2004	12/14/2005
Sussex	Hamburg Borough	X			12/20/07 (file)
Sussex	Hardyston Township	X		11/7/2001	12/13/2005
Sussex	Hopatcong Borough	X			12/19/2005
Sussex	Ogdensburg Borough				
Sussex	Sparta Township	X		12/6/2000	12/16/2005
Sussex	Stanhope Borough	X		10/2/1996	4/30/08(repetition)
Sussex	Vernon Township	X		12/15/2004	12/16/2005
Warren	Allamuchy Township	X		9/4/1996	06/07/05 (repetition)
Warren	Alpha Borough	X			12/20/2005
Warren	Belvidere Township	X		4/2/2003	12/16/2005
Warren	Franklin Township	X		2/5/1997	12/21/2005
Warren	Frehlinghuysen Township			3/7/2001	
Warren	Greenwich Township	X		4/1/1998	12/16/2005
Warren	Hackettstown Town	X		5/3/2000	5/2/2006
Warren	Harmony Township	X		10/2/2002	5/15/2007
Warren	Hope Township	X			12/16/2005
Warren	Independence Township	X			12/16/2005
Warren	Liberty Township	X		7/13/2004	12/19/2005
Warren	Lopatcong Township	X		1/5/2000	1/10/2006
Warren	Mansfield Township	X		8/2/2000	8/2/2006
Warren	Oxford Township	X		6/3/1998	12/20/2005
Warren	Phillipsburg Township				
Warren	Pohatcong Township				
Warren	Washington Borough	X		6/7/1995	12/16/2005
Warren	Washington Township	X		12/1/1999	11/21/2005
Warren	White Township	X		6/7/1995	12/12/2005
Total		72	3		

Appendix K: Affordable Housing Matrix

COAH Regional Income Limits

Council on Affordable Housing (COAH) Regional Income Limits for Highlands Municipalities by Region - 2008

Highlands Counties	Affordable Level	Income limit for average home size										**Max. Increase Rent/Sales	***Regional Asset Limit
		1 person	*1.5 person	2 person	*3 person	4 person	*4.5 person	5 person	6 person	7 person	8 person		
Bergen, Passaic, and Sussex (Region 1)	Median	\$53,950	\$57,804	\$61,658	\$69,365	\$77,072	\$80,155	\$83,238	\$89,404	\$95,569	\$101,735	3.00%	\$149,034
	Moderate	\$43,160	\$46,243	\$49,326	\$55,492	\$61,658	\$64,124	\$66,590	\$71,523	\$76,455	\$81,388		
	Low	\$26,975	\$28,902	\$30,829	\$34,682	\$38,536	\$40,077	\$41,619	\$44,702	\$47,785	\$50,868		
	Very Low	\$16,185	\$17,341	\$18,497	\$20,809	\$23,122	\$24,046	\$24,971	\$26,821	\$28,671	\$30,521		
Morris, Warren (Region 2)	Median	\$58,640	\$62,828	\$67,017	\$75,394	\$83,771	\$87,122	\$90,473	\$97,174	\$103,876	\$110,578	3.00%	\$160,715
	Moderate	\$46,912	\$50,263	\$53,613	\$60,315	\$67,017	\$69,697	\$72,378	\$77,739	\$83,101	\$88,462		
	Low	\$29,320	\$31,414	\$33,508	\$37,697	\$41,886	\$43,561	\$45,236	\$48,587	\$51,938	\$55,289		
	Very Low	\$17,592	\$18,848	\$20,105	\$22,618	\$25,131	\$26,137	\$27,142	\$29,152	\$31,163	\$33,173		
Hunterdon, Somerset (Region 3)	Median	\$67,690	\$72,525	\$77,360	\$87,030	\$96,700	\$100,568	\$104,436	\$112,172	\$119,908	\$127,644	3.00%	\$184,132
	Moderate	\$54,152	\$58,020	\$61,888	\$69,624	\$77,360	\$80,454	\$83,549	\$89,738	\$95,926	\$102,115		
	Low	\$33,845	\$36,263	\$38,680	\$43,515	\$48,350	\$50,284	\$52,218	\$56,086	\$59,954	\$63,822		
	Very Low	\$20,307	\$21,758	\$23,208	\$26,109	\$29,010	\$30,170	\$31,331	\$33,652	\$35,972	\$38,293		

*These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.6(b) and N.J.A.C. 5:80-26.12(a).

**This column is used for calculating the pricing for resale and rent increases for units as per N.J.A.C. 5:94-7.2(b)2. Affordable prices and rents may be raised a maximum of 3.8 percent, based on the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI), United States, All Urban Consumers Housing. However, low income tax credit developments may increase based on the low income tax credit regulations.

***The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.

(Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.)

Appendix L: The State of New Jersey Housing Policy and Status Report, NJDC

For a full copy of this report, please see the New Jersey Department of Community Affairs website at <http://www.state.nj.us/dca/housingpolicy06.pdf>

Appendix M: Highlands Land Classification Data Layer Relationship

In order to coordinate science and planning initiatives, the Council developed a land use codification system. The 13 “Highlands Classifications” will serve henceforth as the land use codification system for work associated with the Highlands Regional Master Plan (RMP). The attached matrix in presents the realm of Anderson LULC (Level I through Level IV) classifications that are being used in the Highlands Region and details how each Highlands Classification is defined. The matrix also indicates how RMP resource layers and additional Highlands Council data layers correlate to the Highlands Classifications. When variations from the Highlands Classifications occur, they will be discussed within the associated technical document.

The Highlands classifications are outlined in the list below:

- Highlands Classification 1, Residential - includes those lands classified as high, medium, and low density, rural, and mixed residential.
- Highlands Classification 2, Non-Residential - includes lands classified as commercial, industrial, and mixed urban or built-up lands.
- Highlands Classification 2A, Mining - includes lands classified as extractive mining.
- Highlands Classification 3, Developed-Military - includes lands classified as military reservations.
- Highlands Classification 4, Developed-Plat - includes lands classified as transportation, communications, utilities, roadways, bridges, airports, stadiums, theaters, cultural centers, and zoos.
- Highlands Classifications 4A, Developed-Vegetated - includes developed and undeveloped upland rights-of-way, stormwater basins, cemeteries, recreational lands, and athletic fields associated with schools.
- Highlands Classification 5 – Transitional includes lands classified as transitional and altered.
- Highlands Classification 6 – Other-Unvegetated - includes lands classified as former military and other urban or built up lands.
- Highlands Classification 6A – Other-Vegetated - includes lands classified as phragmites (a common reed) dominated area.
- Highlands Classification 7 – Agriculture - includes croplands, pasturelands, orchards, vineyards, nurseries, horticultural areas, confined feeding operations, and other agriculture lands.
- Highlands Classification 8 – Forest - includes deciduous and coniferous forests with varying crown closures, plantations, mixed forests with varying crown closures, and severely burned upland forests.
- Highlands Classification 9 – Wetlands-Forest - includes deciduous, coniferous, and mixed wooded wetlands, and Atlantic white cedar wetlands.

- Highlands Classification 10 – Wetlands-Agriculture - includes modified and former agricultural wetlands.
- Highlands Classification 10A – Wetlands-Nonforest – includes deciduous, coniferous, and mixed scrub/shrub wetlands, mixed brush and bog wetlands, herbaceous wetlands and freshwater marshes
- Highlands Classification 10B – Wetlands-Urban - includes managed wetland in maintained lawn, modified wetland rights-of-way, cemetery on wetlands, and managed wetlands in built-up maintained recreation areas.
- Highlands Classification 10C - Wetlands-Other - includes phragmites dominated interior wetlands and modified disturbed interior wetlands.
- Highlands Classification 11 – Water - includes streams, canals, natural and artificial lakes, and dredged lagoons.
- Highlands Classification 12 – Old Field - includes old fields and phragmites dominated old fields.
- Highlands Classification 12A – Successional Forest - includes deciduous, coniferous, and mixed brush/shrublands.
- Highlands Classification 13 – Undeveloped-Barren - includes beaches, bare exposed rock, rock slides, and undifferentiated barren lands.

APPENDIX N: CONTAMINATED SITE INVENTORY METHODOLOGY

This section describes the sources and methodology used to quantify contaminated sites in the Highlands Region. The goal of this analysis was to initiate a regional perspective on the numbers and locations of contaminated sites. The analysis consisted of a compilation of data sources regarding contaminated sites and Geographical Information System (GIS) mapping.

The New Jersey Department of Environmental Protection's Known Contaminated Sites in New Jersey (KCS-NJ) report contains information for over 13,000 contaminated sites located throughout the State. Sites become listed if contamination of soil or ground water has been confirmed. The 2005 version of the list (which was the most current at the time of the analysis, although the KCS-NJ has been updated subsequently) was used as a starting point for identifying potentially contaminated sites in the Highlands Region. This inventory reflects those sites with more significant levels of contamination. Appendix Q contains definitions pertaining to the KCS-NJ Remedial Level.

In order to gain the most appropriate and useful information from the KCS-NJ list, the list was pared down based on the following steps:

1. Sites with a Remedial Level of A were removed because they involve emergency action or stabilization. Sites with a Remedial Level of B were removed because they generally involve cases with a single contaminant affecting only the soil;
2. Sites with a Remedial Level of C1 were removed unless the Contact Bureau was Site Assessment, Bureau of Case Management, or Bureau of Design and Construction;
3. Sites with a Remedial Level of C2 were removed only if the Contact Bureau was Bureau of Field Operations - Northern or Bureau of Field Operations – Southern and the Place Name was a street address, which generally signifies a residential address. The Bureau of Field Operations Northern/Southern work with homeowners, and the removal of underground heating storage tanks.; and
4. If the Contact Bureau was the County Environmental Health Agency, it was removed. The County Environmental Health Agency generally oversees remedial activities that involve residential home heating oil tanks.

The next available database examined was the Comprehensive Environmental Response, Compensation and Liability Information System. A Superfund site is any area that has been identified by the United States Environmental Protection Agency to be contaminated by hazardous waste and is a candidate for cleanup because it poses a risk to human health and the environment. The CERCLIS database contains information for sites that are included on the National Priorities List (NPL). The list includes proposed, final, and deleted NPL sites.

The next database examined was based upon Resource Conservation and Recovery Act (RCRA) information. RCRA was enacted in 1976, and later amended in 1984 by the Hazardous and Solid Waste Amendments. It was designed to address the management and disposal of municipal and industrial waste. The goals of RCRA are to “protect human health and the environment from potential hazards of waste disposal, to conserve energy and natural resources, to reduce the amount of waste generated, and to ensure that wastes are managed in an environmentally sound manner”. (“What is RCRA”, USEPA website) consists of three components; the management of non-hazardous solid waste, hazardous waste, and underground storage tanks.

All hazardous waste handlers, including generators, transporters, treaters, storers and disposers of hazardous waste are required to provide certain information about their activities. In New Jersey, this information is provided to the Department of Environmental Protection’s Bureau of Solid & Hazardous Waste Regulation, which passes the information on to the USEPA. This data, including permit status, compliance and violation information and cleanup activities, contributes to the Resource Conservation and Recovery Act Information (RCRAInfo). The RCRAInfo and the Hazardous Waste Query Form were utilized in order to determine potential hazardous waste RCRA sites in the Highlands Region.

Within the RCRAInfo database, there are several terms that require clarification:

1. Handler generally refers to a facility, but can also include waste haulers or transporters;
2. TSD refers to treatment, storage or disposal of hazardous waste, and also includes recycling. TSD waste units are classified by RCRA to be within the categories of treatment, storage, land disposal (landfill), incineration, and boiler or industrial furnace; and
3. Corrective Action is a cleanup of escaped or spilled waste that usually occurs at the operating facility. (“About RCRIS Data” Right to Know Network)

The following parameters were set in order to search the RCRAInfo database:

1. A geography search for each county in the Highlands Region was run with the following handler parameters, as described in the TSDF Program Universes document.
 - a. “Full Enforcement Universe, which captures all TSDFs that are legally subject to TSDF operations and management regulations under RCRA Subtitle C, and includes both currently operating TSDFs as well as closed but not certified closed TSDFs.
 - b. Closure Workload Universe includes units that are closing up to the time that closure certification is verified by the agency, and also includes operating facilities or facilities under construction that are also non-notifiers. This universe does not include facilities that have completed closure and have been certified clean closed or certified closed with waste in place, and those facilities going through post-closure. In addition, units that have been transferred to Superfund are not included.
 - c. Post Closure Universe includes closing land disposal units and storage units closing as landfills up to the time that clean closure certification is verified by the agency. Units that have been transferred to Superfund are not included.
 - d. Treatment, Storage, Disposal Facilities (TSDFs) Potentially Subject to Corrective Action under §3004 (u)/(v), which consists of TSDFs that could *potentially* be required to address corrective action through the statutory requirements under §3004(u)/(v); it is not driven by the authority used to *implement* corrective action. It includes interim status facilities that are not clean closed.

- e. Subject to Corrective Action captures all facilities potentially subject to corrective action regardless of whether they have corrective action underway plus any handlers showing a corrective action event for RFI or beyond. Handlers conducting corrective action under analogous state authorities are also included.” (“TSDf Program Universes”, USEPA)
2. The process search parameter was set for all types of facilities, including those that operate disposal, storage, treatment and miscellaneous other processes. The processes, as described in USEPA literature include:
 - a. “Disposal Processes; Underground Injection for Well Disposal, Landfill, Land Application, Ocean Disposal, Surface Impoundment Disposal, Other Disposal;
 - b. Storages Process; Container, Tank Storage, Waste Pile, Surface Impoundment Storage, Drip Pad, Containment Building – Storage, Other Storage;
 - c. Treatment Process; Tank Treatment, Surface Treatment, Incinerator, Other Treatment, Boiler, Cement Kiln, Lime Kiln, Aggregate Kiln, Phosphate Kiln, Smelting /Melting/ Refining Furnace, Coke Oven, Blast Furnace, Titanium Dioxide Chloride Process Oxidation Reactor, Methane Reforming Furnace, Pulping Liquor Recovery Furnace, Combustion Device Used in the Recovery of Sulfur Values from Spent Sulfuring Acid, Other Industrial Furnaces Listed in Title 40 (Protection of Environment) Code of Federal Regulations 260.10 (Hazardous Waste Management System), Halogen Acid Furnace, Containment Building – Treatment; and
 - d. Miscellaneous Process; Open Burning/Open Detonation, Thermal Unit, Mechanical Processing, Geologic Repository, Other Subpart X Units.” (“What is RCRA”, USEPA website)

Two tiers of contaminated sites were created based upon information gleaned from KCS-NJ, the CELCLIS database and RCRAinfo. Tier 1 sites are considered to have somewhat more complex contamination issues than Tier 2.

Tier 1 consists of:

1. All Final and Deleted Superfund sites (CERCLIS);
2. All RCRA identified sites;
3. All sites with a Remedial Level of C3 or D (KCS-NJ); and
4. Remaining sites with a Remedial Level of C2 located in the Preservation Area (KCS-NJ).

Tier 2 consists of:

1. Remaining sites with a Remedial Level of C2 located in the Planning Area (KCS-NJ).

Note that those sites listed on the KCS-NJ that have been issued a No Further Action Letter (“NFA”) have been retained in the contaminated site inventory. An NFA indicates that a site has met Department of Environmental Protection’s remediation requirements. The Highlands Water Protection and Planning Act Rules (N.J.A.C. 7:38-6.6) establish three tracks under which a site may be designated by Department of Environmental Protection as a brownfield. Track Two refers to sites that have been issued a NFA. This provision is intended to prevent penalization of those who have previously taken action to clean up a site by excluding them from the opportunity to apply for redevelopment. As such, sites with a NFA that are listed on KCS-NJ were included in the contaminated site inventory.

The original sources for the contaminated site inventory are those identified using the aforementioned methodology. Secondary sources will later be used to cross-reference and supplement the contaminated site

inventory. The most significant source of information relating to contaminated sites will come from municipal, county, and non-profit groups. It is through local input and participation that brownfield redevelopment projects will be identified, prioritized, and ultimately remediated and redeveloped into new uses or to greenfields.

In addition, the Department of Environmental Protection's Classification Exception Areas (CEA), Currently Known Extent areas (CKE), and Deed Notice locations (DNE) will contribute to our understanding of contaminated areas in the region.

- The CEA data layer identifies those sites where groundwater contamination has been identified and a CEA has been established. CEAs are institutional controls in geographically defined areas within which the New Jersey Ground Water Quality Standards (NJGWQS) for specific contaminants have been exceeded, and are intended to provide information regarding the spatial extent of groundwater contamination within designated Classification Exception Areas and Well Restriction Areas. (New Jersey Department of Environmental Protection Classification Exception Areas/Well Restriction Areas Polygon Maps for New Jersey, 2004, metadata)
- The DNE data layer is intended to provide information regarding the spatial extent of soil contamination and is described by the New Jersey State Legislature (N.J.S.A. 58:10B-13.a) as a "...notice to inform prospective holders of an interest in the property that contamination exists on the property at a level that may statutorily restrict certain uses of, or access to, all or part of that property, a delineation of those restrictions, a description of all specific engineering or institutional controls at the property that exist and that shall be maintained in order to prevent exposure to contaminants remaining on the property, and the written consent to the notice by the owner of the property". (New Jersey Department of Environmental Protection Deed Notice Extent Polygons in New Jersey, 2004 metadata) Both the CEA and DNE data layers correspond to sites that have been listed on the KCL-NJ or on the Site Remediation Program Comprehensive Site List.
- The CKE data layer shows "geographically defined areas within which the local ground water resources are known to be compromised because the water quality exceeds drinking water and ground water quality standards for specific contaminants." (New Jersey Department of Environmental Protection Currently Known Extent of Groundwater Contamination for New Jersey metadata) CKE areas are intended to provide information to the public about contaminated ground water areas in the state, and can be used when considering the placement of potable wells. The figure entitled "Known Contaminated Areas" shows an estimated point location for each of the CKEs.

Additional secondary sources may include:

- New Jersey Department of Environmental Protection Datasets:
 - Chromate Waste Sites includes sites where chromate contamination of soil or ground water has been identified; and includes sites where remediation is either currently under way, required but not yet initiated, or has been completed;
 - Historic Fill identifies areas of historic fill covering more than approximately 5 acres. For the purposes of the data layer, historic fill is non-indigenous material placed on a site in order to raise the topographic elevation of the site;
 - Hazardous Sites consists of samples collected as part of a Site Investigation, Remedial Investigation or Remedial Action;
 - New Jersey Geological Survey Wellhead Protection Areas identifies area calculated around selected wells in New Jersey and delineates the horizontal extent of ground water captured by a well pumping at a specific rate over a two-, five-, and twelve-year period of time for confined wells; and
 - Additional Department of Environmental Protection information that may be considered includes solid waste and junkyard locations;

- New Jersey Site Mart data is a data source maintained by the New Jersey Brownfields Redevelopment Task Force and is intended to market brownfield sites to developers.

Next Steps:

The contaminated site inventory will need to be updated and cross-referenced in order to maintain an accurate inventory. Strategies for achieving this may include community outreach and data gathering from counties and municipalities, ground proofing through a “windshield survey”, and utilizing tax assessment information. Working in partnership with municipalities beginning during Plan Conformance will also help to establish brownfield redevelopment goals. These additional steps will help to establish richer information about the sites, including the nature, extent and characterization of on-site contamination, past uses and redevelopment and restoration potential.

APPENDIX O: REMEDIAL LEVEL DEFINITIONS

The following table contains information regarding remedial levels, as defined within the “Known Contaminated Sites in New Jersey, 6th Edition; 2005 Report, Part III. KCSNJ Report Definitions”.

Remedial Level	Description
A	Emergency Action - Stabilization.
B	A single phase remedial action with a single contaminant affecting only the soil.
C1	Remediation does not require a formal design. The source of the contamination is known or has been identified. There is a potential for ground water contamination.
C2	Remediation requires a formal design. The source of the contamination is known or the release has caused ground water contamination.
C3	A multi-phased remediation action. Where the source of the contamination is either unknown or there is an uncontrolled discharge to soil and/or ground water.
D	A multi-phased remediation with multiple sources/releases to multiple media including ground water.

Appendix P: Contaminated Site Updates - Site Re-evaluation Report and Non-Operating Landfills with Evidence of GW Impact

The following table contains potentially contaminated sites (excluding homes) in the Highlands Region that were included on the Department of Environmental Protection’s Site Re-Evaluation Report (posted August 15, 2006) and Progress Update (September 20, 2007). These sites were awaiting the execution of an oversight document, such as a Memorandum of Agreement or Administrative Consent Order, or the availability of resources for a publicly funded action prior to assignment to a specific remedial bureau. The Site Re-evaluation Report Progress Update assigned a status to each pending sites. These sites have not been evaluated for inclusion in the Highlands contaminated site inventory.

For additional information regarding the Site Re-Evaluation Report, contact the Department of Environmental Protection’s Office of Community Relations.

New Jersey Department of Environmental Protection’s Site Re-Evaluation Report Sites in the Highlands Region		
County	Municipality	Site Name
Bergen	Mahwah Township	Camp Yawpaw
Bergen	Mahwah Township	Mahwah Township Dpw
Bergen	Oakland Borough	Oakland Borough Sanitary Landfill
Bergen	Oakland Borough	260 Ramapo Valley Road I F O
Bergen	Oakland Borough	Russ Berrie & Company Incorporated
Hunterdon	Bethlehem Township	John Rocco Farm
Hunterdon	Bloomsbury Borough	Bloomsbury Water Department Well 1
Hunterdon	Clinton Town	Clinton Dry Cleaners
Hunterdon	Clinton Town	Clinton Water Company Well 12
Hunterdon	Clinton Town	Main Street & Center Street
Hunterdon	Clinton Township	Former Prostak Farm
Hunterdon	Clinton Township	North Hunterdon High School
Hunterdon	Glen Gardner Borough	Hagedorn Center For Geriatrics
Hunterdon	Holland Township	Ameer Rental Home
Hunterdon	Lebanon Township	Diamond East Laboratories Corporation
Hunterdon	Lebanon Township	Bunnvale Water Systems Incorporated
Hunterdon	Milford Borough	A & L Oil Company Incorporated
Hunterdon	Milford Borough	Milford Library
Hunterdon	Tewksbury Township	Ambest Company
Hunterdon	Tewksbury Township	3 Joliet Street
Hunterdon	Union Township	Sunoco Service Station Union Township
Morris	Boonton Town	Jersey Plating Company
Morris	Boonton Town	Rockaway Valley Sewage Authority
Morris	Boonton Town	Tredways Express Incorporated
Morris	Butler Borough	Butler Borough Police Department
Morris	Butler Borough	Kaytes Ford Incorporated
Morris	Butler Borough	Riverdale Publishing Incorporated
Morris	Chester Borough	23 Wheeler Road
Morris	Chester Township	35 Willow Drive
Morris	Denville Township	Denville Township Sanitary Landfill
Morris	Denville Township	C & M Nissan Incorporation

Morris	Denville Township	Denville Bear & Body Incorporated
Morris	Denville Township	Redmond Press Incorporated
Morris	Denville Township	Denville Township Water Dept Well 3
Morris	Dover Town	Dime Savings Bank Dover
Morris	Dover Town	Zimmerman Brothers Aamco Transmission
Morris	Dover Town	American Modern Metals Corporation
Morris	Dover Town	Omega Plumbing & Heating Supply Compan
Morris	Hanover Township	Als Service Station Whippany
Morris	Hanover Township	Campbell Pratt Oil Company
Morris	Hanover Township	Howard Johnsons Pumping Station
Morris	Hanover Township	Morristown Waste Water Treatment Pla
Morris	Hanover Township	Robert L Herman Company Warehouse
Morris	Harding Township	Harding Dump
Morris	Mendham Borough	Mendham Borough Sanitary Landfill
Morris	Mendham Borough	Old Brookside Nurseries
Morris	Mine Hill Township	M & O Transmission Service
Morris	Montville Township	Allbrands Tire
Morris	Montville Township	21 Douglas Drive
Morris	Montville Township	47 Main Road
Morris	Montville Township	Continental Can Company
Morris	Morris Township	Saint Elizabeth College Landfill
Morris	Morris Township	Mobil Service Station Morris Township
Morris	Morris Township	Morris County Golf Club
Morris	Morris Township	Morris School Transportation
Morris	Morris Township	Morris School Transportation
Morris	Morristown Town	D A R E & Health Department Offices
Morris	Morristown Town	Armstrong Building Supply
Morris	Mount Arlington Borough	Mount Arlington Sanitary Landfill
Morris	Netcong Borough	Gulf Service Station Netcong Borough
Morris	Netcong Borough	Netcong Borough Circle
Morris	Netcong Borough	Netcong Borough Water Department Wel
Morris	Parsippany-Troy Hills Twp	Citgo Service Station Parsippany Troy
Morris	Parsippany-Troy Hills Twp	The Hundal Group
Morris	Parsippany-Troy Hills Twp	William Scerbo & Sons Incorporated
Morris	Parsippany-Troy Hills Twp	Parsippany Troy Hills Water Dept Well 7
Morris	Parsippany-Troy Hills Twp	Synthatron Corporation
Morris	Pequannock Township	Brothers Mercedes Service & Repair
Morris	Pequannock Township	Crestmont Toyota & Volkswagon
Morris	Pequannock Township	Eastern Chemicals Incorporated
Morris	Randolph Township	Gordon Publications Incorporated
Morris	Randolph Township	Kmart
Morris	Randolph Township	Mobil Service Station Randolph Township
Morris	Randolph Township	Center Grove Associates
Morris	Riverdale Borough	Petracca Landfill
Morris	Riverdale Borough	Mathews Avenue Grd Wtr Contamination
Morris	Riverdale Borough	Prestige Plastics & Decorating
Morris	Rockaway Borough	Lake Telemark Tavern
Morris	Rockaway Borough	Rockaway Hotel

Morris	Rockaway Borough	H & H Mack Sales Incorporated
Morris	Rockaway Township	Lavin Brothers Landfill
Morris	Rockaway Township	Rockaway Township Sanitary Landfill
Morris	Rockaway Township	Exxon Service Station Rockaway Townshi
Morris	Rockaway Township	L E Carpenter Satellite
Morris	Rockaway Township	Pyramid Service Station Rockaway Twp
Morris	Roxbury Township	C & V Recycling Incorporated
Morris	Roxbury Township	County Concrete Corporation
Morris	Roxbury Township	Kens Auto Body Incorporated
Morris	Roxbury Township	Kenvil Service Center
Morris	Roxbury Township	Lakeland Savings Bank
Morris	Roxbury Township	Roxbury Twp Road Salt Storage Facility
Morris	Roxbury Township	12 Norman Ln
Morris	Roxbury Township	Roxbury Township Water Co Wells 3 & 6
Morris	Washington Township	Cooke Color & Chemical
Morris	Washington Township	Flocktown Road School
Morris	Washington Township	Sunoco Service Station Washington Twp
Morris	Washington Township	Usr Optonix Incorporated
Morris	Wharton Borough	Gha Lockjoint Incorporated
Passaic	Bloomingtondale Borough	101 Hamburg Turnpike
Passaic	Bloomingtondale Borough	Collective Federal Savings Bank
Passaic	Bloomingtondale Borough	Exxon Service Station Bloomingtondale Bor
Passaic	Bloomingtondale Borough	Getty Service Station Bloomingtondale Bor
Passaic	Pompton Lakes Borough	Pompton Lakes Borough Mua Well 3
Passaic	Ringwood Borough	Service Station Ringwood Borough
Passaic	Wanaque Borough	Wanaque Borough Sanitary Landfill
Passaic	Wanaque Borough	Nj District Water Supply
Passaic	Wanaque Borough	Wanaque Borough Back Beach Park
Passaic	West Milford Township	West Milford Township Sanitary Landfill
Passaic	West Milford Township	Big Johns Pub
Passaic	West Milford Township	Exxon Service Station West Milford Twp
Passaic	West Milford Township	Minuteman Furniture Stripping
Passaic	West Milford Township	West Milford Public Works Depot
Passaic	West Milford Township	West Milford Township Grd Wtr Contam
Somerset	Bedminster Township	Central Jersey Construction Company
Somerset	Bernards Township	Bernards Township Sanitary Landfill
Somerset	Bernards Township	Exxon Service Station Bernards Townshi
Somerset	Bernards Township	Ridge Chevrolet
Somerset	Bernards Township	Us Veterans Administration Hospital
Somerset	Bernardsville Borough	11 Hardscrabble Road
Somerset	Bernardsville Borough	Bernardsville Sanitary Landfill
Somerset	Bernardsville Borough	72-1 Mine Brook Road
Somerset	Bernardsville Borough	Amoco Service Station Bernardsville Bo
Somerset	Peapack And Gladstone Borou	Peapack Landfill
Sussex	Byram Township	Cat Swamp Hill Dump
Sussex	Byram Township	East Brookwood Property Owners Asso
Sussex	Byram Township	Willow Manor Water Company
Sussex	Franklin Borough	Baking Machinery Design Company Inc

Sussex	Franklin Borough	Franklin Twp Regional Mine Contaminatio
Sussex	Green Township	47 Mackerley Road
Sussex	Hardyston Township	Hardyston Township Sanitary Landfill
Sussex	Hardyston Township	Stockholm Shopping Center
Sussex	Hardyston Township	Ymca Camp Paterson
Sussex	Hopatcong Borough	Hopatcong Sanitary Landfill
Sussex	Hopatcong Borough	Carols Wine Cellar
Sussex	Hopatcong Borough	401 Wills Avenue
Sussex	Ogdensburg Borough	3 Ridge Court
Sussex	Sparta Township	Sparta Township Sanitary Landfill
Sussex	Sparta Township	Acme Supermarket
Sussex	Sparta Township	Eastern Propane Company
Sussex	Sparta Township	Sani-Tech Incorporated
Sussex	Sparta Township	Shell Service Station Sparta Township
Sussex	Sparta Township	Sparta Gardens
Sussex	Vernon Township	Texaco Service Station Vernon Township
Warren	Allamuchy Township	Langer Transportation
Warren	Alpha Borough	Alpha Borough Sanitary Landfill
Warren	Alpha Borough	Overlook Industries Incorporated
Warren	Belvidere Town	1st Federal Savings & Loan
Warren	Franklin Township	Victaulic Company Of America
Warren	Frelinghuysen Township	Green Acres Landfill
Warren	Frelinghuysen Township	Kerrs Corner Rd & Silver Lake Rd
Warren	Frelinghuysen Township	Nj Department Of Transportation
Warren	Hackettstown Town	Hackettstown State Fish Hatchery
Warren	Hope Township	Hope Township Sanitary Landfill
Warren	Hope Township	Hope Township Municipal Building
Warren	Hope Township	Lakeview Drive
Warren	Independence Township	Independence Township Sanitary Landfill
Warren	Independence Township	Riviera Bar & Grill
Warren	Lopatcong Township	Sears Auto Center 2574
Warren	Mansfield Township	Alchem Facility
Warren	Phillipsburg Town	Atlantic States Cast Iron Pipe Landfill
Warren	Phillipsburg Town	Getty Service Station Phillipsburg Twp
Warren	Phillipsburg Town	Hess Service Station Phillipsburg Town
Warren	Phillipsburg Town	Journal Of Commerce Building
Warren	Phillipsburg Town	Karls Auto Glass & Pauls Auto Body
Warren	Phillipsburg Town	Phillipsburg Coal Gas (Etg)
Warren	Phillipsburg Town	Phillipsburg Town Sewage Treatment Pla
Warren	Phillipsburg Town	Service Station Phillipsburg Town
Warren	Washington Borough	Bp Service Station Washington Borough
Warren	Washington Borough	Washington Garden Apartments
Warren	Washington Borough	New Jersey American Water Co Wells 3 &
Warren	Washington Township	Gulf Service Station Washington Townsh
Warren	White Township	Belvidere White Twp Sanitary Landfill
Warren	White Township	Cramer Plating & Anodizing Company Inc
Warren	White Township	Pequest Wildlife Management Area

**Non-Operating Landfills with Evidence of GW Impact, NJDEP Site Remediation Program,
Released: 12 July 2007, Updated: 12 July 2007**

The following table includes a listing of landfills that are non-operating and historic landfills identified by, or reported to, the Department of Environmental Protection.

Municipality	County	Name
Oakland Borough	Bergen	Oakland Boro Lf
Alexandria Township	Hunterdon	Pastore Slf
Dover Town	Morris	Dover Town Lf
Mount Arlington Borough	Morris	Mt. Arlington Boro
Mt. Olive Township	Morris	Musconetong Sludge Lf
Netcong Borough	Morris	U.S. Mineral Product
Rockaway Township	Morris	Rockaway Twp
Roxbury Township	Morris	Frank Fenimore
Bernards Township	Somerset	Bernards Township Lf
Bernardsville Borough	Somerset	Bernardsville Boro
Byram Township	Sussex	Wolf Lake Landfill
Hardyston Township	Sussex	Hardyston Slf
Hopatcong Borough	Sussex	Hopatcong Slf
Sparta Township	Sussex	Sparta Township Lf
Franklin Township	Warren	High Point Sanitation/Delorenzo
Harmony Township	Warren	J.T. Baker
Independence Township	Warren	Independence Twp

Appendix Q: Existing Redevelopment and Local Initiatives

Redevelopment Proposals:

The New Jersey Office of Smart Growth reviews area in need of redevelopment resolutions, and has provided information about recent (post 2003) redevelopment proposals. The following is a list of proposed redevelopment projects in the Highlands Region that have been filed with the New Jersey Office of Smart Growth since 2003. The exception is Phillipsburg, which supplemented information the information gathered from the Office of Smart Growth.

Office of Smart Growth Reported Redevelopment Proposals

County	Municipality	Site Name	OSG Status (as of August 2007)
Hunterdon	Alexandria Township	Curtis Paper Site	Yes
Hunterdon	Bloomsbury Borough	Bloomsbury Mill	No
Sussex	Byram Township	Village Center Zone District	Yes
Warren	Lopatcong		Automatic Approval
Hunterdon	Milford Borough	Curtis Paper	Yes
Morris	Morristown Town	Firehouse Redevelopment Area	Automatic Approval
Morris	Morristown Town	Morris Street Redevelopment Area	Automatic Approval
Morris	Morristown Town	Epstein's department store	Yes
Morris	Morristown Town	portions of sub-area 1	Yes
Morris	Morristown Town	Sub-Area 2 of the Speedwell redevelopment area	Yes
Morris	Netcong Borough	Stoll Street/Allen Street	Yes
Warren	Oxford Township	Oxford Furnace	No
Warren	Oxford Township	Oxford Textile Mills	Yes
Warren	Phillipsburg	Ingersoll Rand Redevelopment	Information Supplied By Muni.
Warren	Phillipsburg	Sub-Area 1 (Fifth Street to Route 22)	Information Supplied By Muni.
Warren	Phillipsburg	Sub-Area 2 (Union Square)	Information Supplied By Muni.
Warren	Phillipsburg	Sub-Area 3 (Riverside Redevelopment Area)	Information Supplied By Muni.
Warren	Phillipsburg	Sub-Area 4 (Transit Village)	Information Supplied By Muni.
Sussex	Vernon	McAfee Village Herold Square Area	No
Sussex	Vernon	Mountain Creek Area	Yes
Passaic	Wanaque Borough	Fourth Avenue Adult Housing District	Yes

Warren	Washington	Block 23 Redevelopment Area:	Automatic Approval
Warren	Washington	Block 24 Redevelopment Area:	Automatic Approval
Warren	Washington	Block 94 Redevelopment Area:	Automatic Approval
Warren	Washington	Block 94.01 Redevelopment Areas;	Automatic Approval
Warren	Washington	Block 95 Redevelopment Area:	Automatic Approval
Warren	Washington	Gateway Redevelopment Area:	Automatic Approval

Cross-Acceptance Identified Redevelopment Areas

The State Planning Act of 1985 assigned the State Planning Commission with the task of preparing, revising, and readopting the New Jersey State Development and Redevelopment Plan (State Plan) periodically. The means for preparing and revising the State Plan is called Cross-acceptance, and is defined as “a process of comparison of planning policies among governmental levels with the purpose of attaining compatibility between local, county and State Plans.” (N.J.S.A. 52:18A-202(b)).

One of the planning documents created in support of Cross-Acceptance is the Cross-Acceptance Report, which outlines the degree of consistency or inconsistency of local, regional, and county planning documents with the Preliminary Plan. Of particular interest to this planning document review, is the required element to “provide information on all existing and proposed redevelopment areas located within the county”. (Office of Smart Growth, Cross-Acceptance Manual) This section only reports on those Cross-Acceptance identified areas that are within the Highlands Region. Note that some county reports did not discuss existing redevelopment opportunities or identified sites fell outside of the Highlands Region.

Cross-acceptance Identified Potential Redevelopment Areas

County	Municipality	Potential Redevelopment Area
Morris	Boonton	Main Street - Block 34- Redevelopment Study Area
Morris	Butler	Main Street Redevelopment Area
Morris	Dover	North Sussex Street Landfill Redevelopment Area
Morris	Harding	New Vernon Village Redevelopment Area
Morris	Montville	Redevelopment Area Analysis and Plan Rt. 46 Corridor Study
Morris	Morristown	RZ-1 Redevelopment Zone (Vail Mansion)
Morris	Morristown	RZ-2 Redevelopment Zone 2 (George Washington School)
Morris	Morristown	Redevelopment Area (Block Bounded by North Park, Speedwell, Cattano, Washington)
Morris	Morristown	Sub-area 1 (Speedwell Redevelopment Area)
Morris	Morristown	Sub-area 2 (Speedwell Redevelopment Area)
Morris	Morristown	Sub-area 3 (Speedwell Redevelopment Area)
Morris	Morristown	Redevelopment Area (Vicinity of Epstein's Department Store)
Morris	Netcong	Station Area Redevelopment Area
Morris	Parsippany-Troy Hills	Route 46 Corridor Redevelopment Area
Morris	Wharton	Redevelopment Area
Passaic	Bloomington	Downtown Area along Paterson Hamburg Turnpike
Passaic	Pompton Lakes	Potential Station Site for rail restoration near Ringwood Avenue
Passaic	Ringwood	Ringwood Shopping Center along Skyline Drive
Passaic	Wanaque	Haskell Section Town Center
Sussex	Byram	Mine and quarry sites
Sussex	Franklin	Mine site
Sussex	Hamburg	Revitalization of Borough Center
Sussex	Ogdensburg	Revitalization of Main Street
Warren	Greenwich	Older elementary school
Warren	Hackettstown	Stiger Street
Warren	Hackettstown	Bergen Tool, Main Street
Warren	Harmony	Witco Property
Warren	Lopatcong	Ingersol tract
Warren	Oxford	Redevelopment Area #1 – former Oxford Furnace
Warren	Oxford	Redevelopment Area #2 – Central Business District area
Warren	Oxford	Redevelopment Area #3 – Oxford Textile Mill

County	Municipality	Potential Redevelopment Area
Warren	Mansfield	Anderson Area
Warren	Washington Borough	Former Vikon Tile Facility
Warren	Washington Borough	Turbine Alloy Facility
Warren	Washington Borough	Downtown district
Warren	Washington Township	Shelby's /Acme Stores on Rt. 57
Warren	Washington Township	Ames Shopping Center on Rt. 57
Warren	Washington Township	Former Zachey's Restaurnat on Rt. 31
Warren	Washington Township	Port Colden Mall revitalization
Warren	Washington Township	A&P Center on Rt. 31

APPENDIX R: REDEVELOPMENT AND INFILL TOOL ANALYSIS METHODOLOGY

ANALYSIS STEPS:

The Redevelopment and Infill Analysis Tool analysis consists of the following steps:

Step 1: Parcel data attribution:

1. 2007 MODIV data (containing property tax records);
2. Highlands Composite and Municipal Base Zoning;
3. Percentage within Highlands Developed Lands, including Core, Moderate and Suburban Fringe Developed Lands;
4. Percentage within Preservation Area/Planning Area;
5. Percentage environmentally constrained (as included in Table 1);
6. Percentage Baseline Transportation and Transit indicator and within 1 mile radius of train stations; and
7. Identify those parcels that are:
 - a. Open space; and
 - b. Residential condominium community.

Table 1: Redevelopment and Infill Analysis Tool Resource Constraint Layers

Step 2: Identify parcels that fall into the 6 indicators, as discussed below, including:

- A. Vacant Indicator;
- B. Refill Indicator;
- C. Oversized Single Family (SF) Residential Lot Indicator;
- D. Designated Center Indicator;
- E. Local Conditions Indicator; and
- F. Baseline Transportation and Transit Indicator.

Resource Constraints			
Stream	C.	Highlands Water	300 FT
	D.	Special Water	300 FT
	E.	Exceptional Water	150 FT
	F.	Intermediate Water	75 FT
	G.	Highlands Water	300 FT
Water Bodies	H.	Special Water	300 FT
	I.	Exceptional Water	150 FT
	J.	Intermediate Water	75 FT
	K.	Highlands Water	300 FT
Wetlands	L.	Special Water	300 FT
	M.	Exceptional Water	150 FT
	N.	Intermediate Water	75 FT
	O.	Protected Lands	Exclude
Open Space	P.	Preserved Farms	Exclude
	Q.	Undeveloped	> 20%
Slopes	R.	Undeveloped	> 20%

- S.**
- A. **Vacant Indicator** includes vacant parcels in the Planning Area that may provide viable infill opportunities.

- Those parcels with a MODIV property class of 1 (vacant), 3B (farm qualified), or both 1 and 3B within the Developed Lands layer were identified;
 - Parcels with additional MODIV property class records did not meet the criteria for the vacant indicator. For example, a parcel with property class 1 and 4A would have been excluded.
- Parcels identified as condos or open space were excluded;
 - Note that every effort was made to exclude residential condos from the dataset. This was done through Microsoft Access® queries, parcel data as a visual aid, and aerial photo interpretation. However, the analysis is limited to the nature of the information entered and reported for the MOD IV dataset.
- After considering environmental constraints, those parcels with at least 0.5 unconstrained acres were included; and
- It was noted in the database if vacant parcels had also been identified as a potential Highlands Act Exemption according to the regional analysis performed by the Highlands Council.

B. Refill Indicator consists of parcels that are considered to be economically underutilized, and as such are assumed to have potential for redevelopment. A literature review revealed the use of the improvement to land ratio as an indicator of economic productivity. “An improvement-to-land ratio of 1:1 or less constitutes strong evidence of underutilization and always should be investigated further.” (The Redevelopment Handbook, Slachetka and Roberts. 2003).

The literary review also indicated that various thresholds were utilized to identify economically underutilized parcels. A survey of approaches by other land planning agencies to developing criteria for assessing economically underutilized lands was presented in *Monitoring Land Supply with Geographic Information Systems* and indicated that “the actual thresholds for what constituted ‘redevelopability’...varied considerably, reflecting differences in policy, local markets, and professional judgment.” (Monitoring Land Supply with Geographic Information Systems, Moudon and Hubner. 2000) For this analysis, parcels with an improvement to land value of between zero and 0.5 (the improvement value was less than 50% of the value of the land) were identified for residential and non-residential land uses. (Values were rounded to the second place.)

- Those parcels with a MODIV property class 2 (residential) with an improvement-to-land values of less than 0.5 and within the Developed Land layer were identified;
 - In those instances where there are multiple records for property class 2, the record was excluded.
- Those MODIV property class 4A (commercial), 4B (industrial), and 4C (apartment) parcels with an improvement-to-land values of less than 0.5 were identified throughout the region;

- In those instances where there are multiple records for property class 4A, 4B, or 4C for a parcel, the land and improvement values were aggregated.
- Those parcels with no land value or no improvement value were excluded;
- Parcels identified as being condos or open space were excluded; and
- Environmental constraints were not considered in this layer; the assumption was that these are existing developed parcels.

Refill parcels are considered economically underutilized in the Redevelopment and Infill Analysis Tool. In Conformance discussions, additional areas may also be found to be appropriate for redevelopment or infill. For example, an area may have primarily economically viable parcels (according to the improvement to land ratio), but due to local knowledge, the surrounding conditions may suggest opportunity.

C. Oversized Single Family (SF) Residential Lot Indicator is comprised of those parcels with existing development on an oversized residential lot in the Planning Area. For example, a 10 acre parcel with one existing structure, in an area that zoning allows 1 unit per 5 acres, could potentially accommodate another structure based on existing zoning. The method used for estimating oversized parcels is based on the approach used in *Estimating and Analyzing Land Supply and Development Capacity: The Case of Southeast Seattle* and assumes that partially utilized lands are “single family zoned parcels with existing structures on lots large enough to be subdivided.... Parcels qualify as infillable lots if the lot size is equal to or more than 2 times the minimum lot size requirement of the zone.” (Lincoln Institute of Land Policy working paper, 2001. “Estimating and Analyzing Land Supply and Development Capacity: The Case of Southeast Seattle”).

In order to identify oversized residential parcels, the following steps were taken:

- Those single family residentially zoned parcels within the Developed Lands layer that were twice as large as the minimum lot size allowed by zoning were identified;
 - Single family residentially zoned records were identified if they were MODIV property class 2 (residential) AND zoned for single family residential development based on municipal zoning as of November 2005.
 - Those parcels with more than one associated zoning designation were identified, and the appropriate zone information was attributed to the corresponding portion of the lot (i.e., the parcel was spatially split according to zoning).
- Parcels with multiple MODIV records were excluded;
- Parcels identified as being condos or open space were excluded; and
- Constrained land (see Figure 1) was removed from the identified oversized lot parcels. The parcel remained in the dataset if the

remaining unconstrained land was still greater than twice the minimum lot size.

It should be noted that there may be overlap in the definition of vacant, refill, and oversized single family residential lot indicators. For example, a parcel may fit the criteria of both refill and an oversized single family residential lot. In order to avoid “double counting” of these parcels and associated acres, the following order was used to assign a final indicator to each parcel as appropriate:

1. Vacant;
2. Refill; and
3. Oversized Single Family Residential Lots.

D. Designated Center Indicator consists of State Designated Centers that are contained within the boundary of Highlands Developed Lands (Core, Moderate, and Suburban Fringe lands).

E. Local Conditions Indicator consists of those parcels within the target areas of existing initiatives that suggest the potential for redevelopment and includes the following layers:

- Existing local designated Redevelopment Initiatives;
 - Urban Enterprise Zone; and
 - Foreign Trade Zone (developed portion only).

F. Baseline Transportation and Transit Indicator is a data layer that identified and ranked areas based on proximity to roadway interchanges and intersections, train stations, park & rides, and bus routes. The Baseline Transportation and Transit indicator was used in the development of the Land Use Capability Zone Map, and is used in this analysis at a parcel level. The Baseline Transportation and Transit Indicator was not used as a stand alone indicator, but was used to inform the ranking of other indicators.

- Parcels that fell (20% or greater) within the Baseline Transportation and Transit area were identified; and
- In addition to the Baseline Transportation and Transit indicator, parcels that were located within one mile of a rail station were identified.

Step 3: Rank parcels according to indicators based on a set of rules to represent enhanced growth opportunities. See Table 2 for the Redevelopment and Infill Analysis Tool scoring system.

Rules:

1. Parcels that have been identified as vacant, refill, or oversized single family residential lots all receive 1 point;
2. Parcels that have been identified as local conditions receive 1 point;
3. Parcels identified as vacant, refill, oversized single family residential, and/or local conditions receive an additional 1 point if they are within a Designated Center; and
4. The Baseline Transportation and Transit indicators give additional points to identified parcels. Baseline Transportation and Transit parcels receive 1 point, while those that have been identified as falling within 1 mile of a rail station receive 2 points.

The following table illustrates the various scenarios by which a parcel may be identified and scored. Points are assigned to a parcel based on the presence of the various indicators. The scoring system represents a range of values from 1 to 5: the greater the score the greater the enhanced growth opportunity.

Table 2: Redevelopment and Infill Analysis Tool scoring system.

Total Score	Vacant, Refill, or Oversized SF Residential	Local Conditions	Designated Center	Baseline Transportation/Transit	1 Mile of Train Station
2	1	1			
	1		1		
	1			1	
		1	1		
			1	1	
3	1	1	1		
	1	1		1	
	1		1	1	
	1				2
		1	1	1	
4	1	1	1	1	
	1	1			2
	1		1		2
		1	1		2
	5	1	1	1	

Those parcels with a score of 2 or more are considered to be regionally significant opportunities in the Redevelopment and Infill Analysis Tool. The assumption is that no single factor was sufficient evidence of enhanced growth opportunity; for example, a parcel that was identified as vacant would only fulfill the final criteria if it was also located near a transportation and transit rich area or was located within a designated redevelopment area.

The only instance where a score of 1 was considered to be significant was if it was a non-residential parcel that has been identified as refill (economically underutilized) and was located outside of Core, Moderate, and Suburban Fringe Developed lands. These lands, in both the Planning and Preservation Area were considered to be potential candidates for redevelopment.

Step 4: Quality Assurance:

In order to test the quality of the data, the following steps were taken:

1. Aerial photo interpretation was used throughout the analysis to verify findings;
2. The steps used to assign indicators were confirmed in the dataset; and
3. The methodology and assumptions were verified and documented by the project team throughout the process.

Appendix S
New Jersey Construction Reporter Data

Housing Units Certified													
County	Municipality	2005				Jan. through Dec. 2006				CHANGE (2006-05)			
		Total	1&2 family	Multifamily	Mixed use	Total	1&2 family	Multifamily	Mixed use	Total	1&2 family	Multifamily	Mixed use
Bergen	Mahwah Township	23	21	0	2	23	22	0	1	0	1	0	-1
Bergen	Oakland Borough	13	13	0	0	1	1	0	0	-12	-12	0	0
County Total		36				24				-12			
Hunterdon	Alexandria Township	23	20	3	0	29	29	0	0	6	9	-3	0
Hunterdon	Bethlehem Township	3	3	0	0	5	5	0	0	2	2	0	0
Hunterdon	Bloomsbury Borough	1	1	0	0	0	0	0	0	-1	-1	0	0
Hunterdon	Califon Borough	0	0	0	0	1	1	0	0	1	1	0	0
Hunterdon	Clinton Town	0	0	0	0	0	0	0	0	0	0	0	0
Hunterdon	Clinton Township	75	75	0	0	24	24	0	0	-51	-51	0	0
Hunterdon	Glen Gardner Borough	0	0	0	0	0	0	0	0	0	0	0	0
Hunterdon	Hampton Borough	2	2	0	0	13	13	0	0	11	11	0	0
Hunterdon	High Bridge Borough	2	2	0	0	0	0	0	0	-2	-2	0	0
Hunterdon	Holland Township	7	7	0	0	10	10	0	0	3	3	0	0
Hunterdon	Lebanon Borough	5	5	0	0	0	0	0	0	-5	-5	0	0
Hunterdon	Lebanon Township	5	5	0	0	2	2	0	0	-3	-3	0	0
Hunterdon	Milford Borough	5	5	0	0	1	1	0	0	-4	-4	0	0
Hunterdon	Tewksbury Township	11	5	6	0	18	18	0	0	7	13	-6	0
Hunterdon	Union Township	13	13	0	0	17	17	0	0	4	4	0	0
County Total		152				120				-32			
Morris	Boonton Town	20	4	16	0	14	1	13	0	-6	-3	-3	0
Morris	Boonton Township	6	6	0	0	9	9	0	0	3	3	0	0
Morris	Butler Borough	6	6	0	0	1	1	0	0	-5	-5	0	0
Morris	Chester Borough	0	0	0	0	1	1	0	0	1	1	0	0
Morris	Chester Township	24	24	0	0	17	17	0	0	-7	-7	0	0
Morris	Denville Township	129	129	0	0	60	60	0	0	-69	-69	0	0
Morris	Dover Town	9	9	0	0	6	6	0	0	-3	-3	0	0
Morris	Hanover Township	13	12	0	1	35	34	1	0	22	22	1	-1
Morris	Harding Township	20	20	0	0	47	47	0	0	27	27	0	0
Morris	Jefferson Township	175	123	51	1	57	57	0	0	-118	-66	-51	-1
Morris	Kinnelon Borough	33	33	0	0	12	12	0	0	-21	-21	0	0
Morris	Mendham Borough	13	12	0	1	6	5	0	1	-7	-7	0	0
Morris	Mendham Township	2	2	0	0	2	2	0	0	0	0	0	0
Morris	Mine Hill Township	1	1	0	0	0	0	0	0	-1	-1	0	0
Morris	Montville Township	34	32	0	2	36	33	0	3	2	1	0	1
Morris	Morris Township	12	12	0	0	3	3	0	0	-9	-9	0	0
Morris	Morris Plains Borough	0	0	0	0	1	1	0	0	1	1	0	0
Morris	Morristown Town	7	1	6	0	12	11	1	0	5	10	-5	0
Morris	Mountain Lakes Borough	7	7	0	0	8	8	0	0	1	1	0	0
Morris	Mount Arlington Borough	227	4	223	0	55	12	43	0	-172	8	-180	0
Morris	Mount Olive Township	119	119	0	0	38	37	0	1	-81	-82	0	1
Morris	Netcong Borough	1	1	0	0	3	3	0	0	2	2	0	0
Morris	Parsippany-Troy Hills Twp	104	103	1	0	117	116	1	0	13	13	0	0
Morris	Pequanock Township	140	8	132	0	393	7	386	0	253	-1	254	0
Morris	Randolph Township	24	24	0	0	14	14	0	0	-10	-10	0	0
Morris	Riverdale Borough	15	14	1	0	8	8	0	0	-7	-6	-1	0
Morris	Rockaway Borough	3	3	0	0	7	7	0	0	4	4	0	0
Morris	Rockaway Township	35	35	0	0	103	19	84	0	68	-16	84	0
Morris	Roxbury Township	18	18	0	0	24	22	2	0	6	4	2	0
Morris	Victory Gardens Borough	0	0	0	0	0	0	0	0	0	0	0	0
Morris	Washington Township	45	45	0	0	35	35	0	0	-10	-10	0	0
Morris	Wharton Borough	3	3	0	0	1	1	0	0	-2	-2	0	0
County Total		1,245				1,125				-120			
Passaic	Bloomingdale Borough	3	2	0	1	1	1	0	0	-2	-1	0	-1
Passaic	Pompton Lakes Borough	25	4	21	0	1	1	0	0	-24	-3	-21	0
Passaic	Ringwood Borough	28	28	0	0	10	10	0	0	-18	-18	0	0
Passaic	Wanaque Borough	38	1	36	1	184	0	184	0	146	-1	148	-1
Passaic	West Milford Township	38	38	0	0	21	19	1	1	-17	-19	1	1
County Total		132				217				85			
Somerset	Bedminster Township	5	5	0	0	1	1	0	0	-4	-4	0	0
Somerset	Bernards Township	25	25	0	0	18	18	0	0	-7	-7	0	0
Somerset	Bernardsville Borough	8	8	0	0	8	8	0	0	0	0	0	0
Somerset	Far Hills Borough	2	2	0	0	0	0	0	0	-2	-2	0	0
Somerset	Peapack-Gladstone Boro	1	1	0	0	2	2	0	0	1	1	0	0
County Total		41	41	0	0	29				-12			
Sussex	Byram Township	13	12	0	1	8	7	0	1	-5	-5	0	0
Sussex	Franklin Borough	7	4	0	3	1	1	0	0	-6	-3	0	-3
Sussex	Green Township	11	11	0	0	1	1	0	0	-10	-10	0	0
Sussex	Hamburg Borough	5	5	0	0	2	2	0	0	-3	-3	0	0
Sussex	Hardyston Township	180	156	24	0	199	198	1	0	19	42	-23	0
Sussex	Hopatcong Borough	8	8	0	0	0	0	0	0	-8	-8	0	0
Sussex	Ogdensburg Borough	1	1	0	0	0	0	0	0	-1	-1	0	0
Sussex	Sparta Township	43	43	0	0	25	25	0	0	-18	-18	0	0
Sussex	Stanhope Borough	1	1	0	0	2	2	0	0	1	1	0	0
Sussex	Vernon Township	40	40	0	0	212	34	0	178	172	-6	0	178
County Total		309				450				141			
Warren	Allamuchy Township	17	17	0	0	17	17	0	0	0	0	0	0
Warren	Alpha Borough	1	1	0	0	1	1	0	0	0	0	0	0
Warren	Belvidere Town	2	2	0	0	0	0	0	0	-2	-2	0	0
Warren	Franklin Township	8	8	0	0	5	5	0	0	-3	-3	0	0
Warren	Frelinghuysen Township	4	4	0	0	7	7	0	0	3	3	0	0
Warren	Greenwich Township	6	6	0	0	4	4	0	0	-2	-2	0	0
Warren	Hackettstown Town	3	3	0	0	16	16	0	0	13	13	0	0
Warren	Harmony Township	7	7	0	0	9	9	0	0	2	2	0	0
Warren	Hope Township	8	8	0	0	10	10	0	0	2	2	0	0
Warren	Independence Township	13	13	0	0	3	3	0	0	-10	-10	0	0
Warren	Liberty Township	14	14	0	0	9	8	0	1	-5	-6	0	1
Warren	Lopatcong Township	87	36	51	0	27	5	22	0	-60	-31	-29	0
Warren	Mansfield Township	8	8	0	0	3	3	0	0	-5	-5	0	0
Warren	Oxford Township	9	9	0	0	2	2	0	0	-7	-7	0	0
Warren	Phillipsburg Town	10	10	0	0	6	6	0	0	-4	-4	0	0
Warren	Pohatcong Township	5	5	0	0	1	1	0	0	-4	-4	0	0
Warren	Washington Borough	2	2	0	0	3	3	0	0	1	1	0	0
Warren	Washington Township	60	55	0	5	23	23	0	0	-37	-32	0	-5
Warren	White Township	48	8	37	3	31	6	25	0	-17	-2	-12	-3
County Total		312				177				-135			

		Square Feet of Non-Residential Space Reported on Certificates of Occupancy														
		2005					January through December 2006					CHANGE (2006-05)				
County	Municipality	All Non. Res. 2005	Other Non. Res. 2005	Office 2005	Retail 2005	Industrial 2005	All Non. Res. 2006	Other Non. Res. 2006	Office 2006	Retail 2006	Industrial 2006	All Non. Res.	Other Non. Res.	Office	Retail	Industrial
Bergen	Mahwah Township	223,124	82,653	19,120	10,488	110,863	73,892	46,892	27,000	0	0	-149,232	-35,761	7,880	-10,488	-110,863
Bergen	Oakland Borough	45,063	23,015	0	22,048	0	47,394	44,624	2,770	0	0	2,331	21,609	2,770	-22,048	0
	County Total	268,187	105,668	19,120	32,536	110,863	121,286	91,516	29,770	0	0	-146,901	-14,152	10,650	-32,536	-110,863
Hunterdon	Alexandria Township	6,155	6,155	0	0	0	17,899	17,899	0	0	0	11,744	11,744	0	0	0
Hunterdon	Bethlehem Township	960	960	0	0	0	8,886	8,886	0	0	0	7,926	7,926	0	0	0
Hunterdon	Bloomsbury Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hunterdon	Califon Borough	240	240	0	0	0	370	370	0	0	0	130	130	0	0	0
Hunterdon	Clinton Town	5,138	930	0	4,208	0	0	0	0	0	0	-5,138	-930	0	-4,208	0
Hunterdon	Clinton Township	21,061	21,061	0	0	0	82,336	45,918	33,968	2,450	0	61,275	24,857	33,968	2,450	0
Hunterdon	Glen Gardner Borough	0	0	0	0	0	1,264	1,264	0	0	0	1,264	1,264	0	0	0
Hunterdon	Hampton Borough	0	0	0	0	0	1,721	1,721	0	0	0	1,721	1,721	0	0	0
Hunterdon	High Bridge Borough	1,570	1,570	0	0	0	0	0	0	0	0	-1,570	-1,570	0	0	0
Hunterdon	Holland Township	6,826	6,826	0	0	0	17,256	17,256	0	0	0	10,430	10,430	0	0	0
Hunterdon	Lebanon Borough	390,000	0	390,000	0	0	780	780	0	0	0	-389,220	780	-390,000	0	0
Hunterdon	Lebanon Township	13,117	13,117	0	0	0	8,540	8,540	0	0	0	-4,577	-4,577	0	0	0
Hunterdon	Milford Borough	320	320	0	0	0	271	271	0	0	0	-49	-49	0	0	0
Hunterdon	Tewksbury Township	51,690	51,690	0	0	0	11,499	11,499	0	0	0	-40,191	-40,191	0	0	0
Hunterdon	Union Township	47,372	47,372	0	0	0	56,427	56,427	0	0	0	9,055	9,055	0	0	0
	County Total	544,449	150,241	390,000	4,208	0	207,249	170,831	33,968	2,450	0	-337,200	20,590	-356,032	-1,758	0
Morris	Boonton Town	56,196	29,436	7,000	19,760	0	46,568	21,908	0	24,660	0	-9,628	-7,528	-7,000	4,900	0
Morris	Boonton Township	8,302	8,302	0	0	0	1,622	1,622	0	0	0	-6,680	-6,680	0	0	0
Morris	Butler Borough	161,722	720	161,002	0	0	676	676	0	0	0	-161,046	-44	-161,002	0	0
Morris	Chester Borough	23,950	0	23,950	0	0	7,114	144	0	6,970	0	-16,836	144	-23,950	6,970	0
Morris	Chester Township	3,486	3,486	0	0	0	4,963	4,963	0	0	0	1,477	1,477	0	0	0
Morris	Denville Township	48,767	42,693	6,074	0	0	23,452	19,652	3,800	0	0	-25,315	-23,041	-2,274	0	0
Morris	Dover Town	3,956	336	3,620	0	0	9,350	9,350	0	0	0	5,394	9,014	-3,620	0	0
Morris	Hanover Township	247,367	65,285	32,607	0	149,475	60,145	39,982	20,163	0	0	-187,222	-25,303	-12,444	0	-149,475
Morris	Harding Township	10,986	10,986	0	0	0	20,322	7,669	12,653	0	0	9,336	-3,317	12,653	0	0
Morris	Jefferson Township	100,976	93,641	6,075	1,260	0	3,728	3,728	0	0	0	-97,248	-89,913	-6,075	-1,260	0
Morris	Kinnelon Borough	30,632	960	29,672	0	0	39,283	15,840	23,443	0	0	8,651	14,880	-6,229	0	0
Morris	Mendham Borough	5,810	3,800	2,010	0	0	29,797	29,797	0	0	0	23,987	25,997	-2,010	0	0
Morris	Mendham Township	878	878	0	0	0	2,792	2,792	0	0	0	1,914	1,914	0	0	0
Morris	Mine Hill Township	0	0	0	0	0	1,635	1,275	360	0	0	1,635	1,275	360	0	0
Morris	Montville Township	40,676	490	40,186	0	0	52,056	34,677	17,379	0	0	11,380	34,187	-22,807	0	0
Morris	Morris Plains Borough	4,326	4,326	0	0	0	0	0	0	0	0	-4,326	-4,326	0	0	0
Morris	Morris Township	65,828	64,944	884	0	0	915	915	0	0	0	-64,913	-64,944	31	0	0
Morris	Morristown Town	89,875	81,628	0	8,247	0	40,791	40,791	0	0	0	-49,084	-40,837	0	-8,247	0
Morris	Mount Arlington Borough	328,926	327,084	1,842	0	0	71,806	70,771	1,035	0	0	-257,120	-256,313	-807	0	0
Morris	Mount Olive Township	91,402	47,250	12,326	31,826	0	134,099	37,231	76,868	20,000	0	42,697	-10,019	64,542	-11,826	0
Morris	Mountain Lakes Borough	0	0	0	0	0	42,433	34,095	8,338	0	0	42,433	34,095	8,338	0	0
Morris	Netcong Borough	4,540	1,696	0	0	2,844	128	128	0	0	0	-4,412	-1,568	0	0	-2,844
Morris	Parsippany-Troy Hills Twp	36,431	5,445	30,986	0	0	130,475	108,319	15,656	6,500	0	94,044	102,874	-15,330	6,500	0
Morris	Pequanock Township	147,269	147,267	2	0	0	325,958	325,420	538	0	0	178,689	178,153	536	0	0
Morris	Randolph Township	65,545	24,685	8,500	32,360	0	30,989	13,095	0	17,894	0	-34,556	-11,590	-8,500	-14,466	0
Morris	Riverdale Borough	5,512	3,610	1,902	0	0	0	0	0	0	0	-5,512	-3,610	-1,902	0	0
Morris	Rockaway Borough	37,855	0	37,855	0	0	8,294	7,536	758	0	0	-29,561	7,536	-37,097	0	0
Morris	Rockaway Township	427,202	68,754	896	357,552	0	254,415	170,002	4,746	79,667	0	-172,787	101,248	3,850	-277,885	0
Morris	Roxbury Township	188,707	116,348	0	72,359	0	81,712	47,380	4,898	0	29,434	-106,995	-68,968	4,898	-72,359	29,434
Morris	Victory Gardens Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morris	Washington Township	16,410	13,260	3,150	0	0	54,252	48,366	0	5,886	0	37,842	35,106	-3,150	5,886	0
Morris	Wharton Borough	1,120	1,120	0	0	0	0	0	0	0	0	-1,120	-1,120	0	0	0
	County Total	2,254,852	1,168,430	410,539	523,364	152,319	1,479,770	1,097,209	191,550	161,577	29,434	-774,882	-71,221	-218,989	-361,787	-122,885
Passaic	Bloomfield Borough	960	0	960	0	0	0	0	0	0	0	-960	0	-960	0	0
Passaic	Pompton Lakes Borough	37,972	37,972	0	0	0	0	0	0	0	0	-37,972	-37,972	0	0	0
Passaic	Ringwood Borough	27,759	27,759	0	0	0	26,200	26,200	0	0	0	-1,559	-1,559	0	0	0
Passaic	Wanaque Borough	154,985	154,985	0	0	0	504,731	504,731	0	0	0	349,736	349,736	0	0	0
Passaic	West Milford Township	29,305	22,346	2,525	4,434	0	44,852	36,678	74	8,100	0	15,547	14,332	-2,451	3,666	0
	County Total	250,991	243,072	3,485	4,434	0	575,783	567,609	74	8,100	0	324,792	324,537	-3,411	3,666	0
Somerset	Bedminster Township	2,768	2,768	0	0	0	7,673	7,673	0	0	0	4,905	4,905	0	0	0
Somerset	Bernards Township	7,188	7,053	135	0	0	124,338	123,258	1,080	0	0	117,150	116,205	945	0	0
Somerset	Bernardsville Borough	23,378	12,428	10,950	0	0	92,560	64,830	27,730	0	0	69,182	52,402	16,780	0	0
Somerset	Far Hills Borough	1,904	1,904	0	0	0	0	0	0	0	0	-1,904	-1,904	0	0	0
Somerset	Peapack-Gladstone Boro	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	County Total	35,238	24,153	11,085	0	0	224,571	195,761	28,810	0	0	189,333	171,608	17,725	0	0
Sussex	Byram Township	41,661	41,661	0	0	0	38,770	35,635	3,135	0	0	-2,891	-6,026	3,135	0	0
Sussex	Franklin Borough	9,055	4,300	760	3,995	0	3,722	0	0	3,722	0	-5,333	-4,300	-760	-273	0
Sussex	Green Township	23,651	23,651	0	0	0	1,980	1,980	0	0	0	-21,671	-21,671	0	0	0
Sussex	Hamburg Borough	1,680	1,680	0	0	0	0	0	0	0	0	-1,680	0	-1,680	0	0
Sussex	Hardyston Township	84,374	84,374	0	0	0	64,408	61,888	2,520	0	0	-19,966	-22,486	2,520	0	0
Sussex	Hopatcong Borough	2,208	2,208	0	0	0	6,458	6,458	0	0	0	4,250	4,250	0	0	0
Sussex	Ogdensburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sussex	Sparta Township	55,597	51,422	4,175	0	0	6,611	6,611	0	0	0	-48,986	-44,811	-4,175	0	0

Estimated Cost of Construction Authorized by Building Permits													
		2005				January through December 2006				CHANGE (2006-2005)			
County	Municipality	Residential new construction 2005	Residential additions & alterations 2005	Nonresidential new construction 2005	Nonresidential additions & alterations 2005	Residential new construction 2006	Residential additions & alterations 2006	Nonresidential new construction 2006	Nonresidential additions & alterations 2006	Residential new construction	Residential additions & alterations	Nonresidential new construction	Nonresidential additions & alterations
Bergen	Mahwah Township	\$ 12,255,501	\$ 7,492,340	\$ 1,991,539	\$ 19,944,213	\$ 18,253,876	\$ 16,771,698	\$ 13,852,359	\$ 12,869,899	\$ 5,998,175	\$ 9,279,358	\$ 11,860,820	\$ (7,074,314)
Bergen	Oakland Borough	\$ 1,141,700	\$ 11,878,431	\$ 2,495,000	\$ 4,331,347	\$ 2,079,300	\$ 14,312,253	\$ 1,556,260	\$ 5,138,535	\$ 937,600	\$ 2,433,822	\$ (938,740)	\$ 807,188
	County Total	\$ 13,397,201	\$ 19,370,771	\$ 4,486,539	\$ 24,275,560	\$ 20,332,976	\$ 31,083,951	\$ 15,408,619	\$ 18,008,434	\$ 6,935,775	\$ 11,713,180	\$ 10,922,080	\$ (6,267,126)
Hunterdon	Alexandria Township	\$ 10,816,604	\$ 1,883,241	\$ 445,624	\$ 1,540,613	\$ 7,631,334	\$ 3,271,122	\$ 1,032,759	\$ 2,332,623	\$ (3,185,270)	\$ 1,387,881	\$ 587,135	\$ (1,306,990)
Hunterdon	Bethlehem Township	\$ 2,865,110	\$ 2,506,137	\$ 62,000	\$ 2,450,287	\$ 445,785	\$ 3,250,887	\$ 174,395	\$ 611,153	\$ (2,419,325)	\$ 744,750	\$ 112,395	\$ (1,839,134)
Hunterdon	Bloomsbury Borough	\$ 168,000	\$ 565,256	\$ -	\$ 228,705	\$ -	\$ 288,659	\$ -	\$ 186,685	\$ (168,000)	\$ (276,597)	\$ -	\$ (42,020)
Hunterdon	Califon Borough	\$ 232,200	\$ 503,583	\$ 7,139	\$ 29,775	\$ 1,000	\$ 498,120	\$ -	\$ 3,209,817	\$ (231,200)	\$ (5,463)	\$ (7,139)	\$ 3,180,042
Hunterdon	Clinton Town	\$ -	\$ -	\$ 25,000	\$ 1,417,579	\$ -	\$ -	\$ 378,000	\$ -	\$ 1,502,631	\$ -	\$ 353,000	\$ 85,052
Hunterdon	Clinton Township	\$ 14,656,369	\$ 8,666,359	\$ 33,591,300	\$ 12,263,548	\$ 3,298,350	\$ 7,841,285	\$ 13,920,570	\$ 4,713,314	\$ (11,358,019)	\$ (825,074)	\$ (19,670,730)	\$ (7,550,234)
Hunterdon	Glen Gardner Borough	\$ -	\$ 1,243,526	\$ 10,000	\$ 1,518,844	\$ -	\$ 499,955	\$ 1,440	\$ 91,041	\$ -	\$ (743,571)	\$ (8,560)	\$ (1,427,803)
Hunterdon	Hampton Borough	\$ 4,002,782	\$ 930,433	\$ 18,000	\$ 85,751	\$ 954,178	\$ 427,936	\$ 53,164	\$ 112,675	\$ (3,048,604)	\$ (502,497)	\$ 35,164	\$ 26,924
Hunterdon	High Bridge Borough	\$ 684,100	\$ 1,121,323	\$ 42,750	\$ 87,366	\$ -	\$ 1,544,475	\$ -	\$ 59,125	\$ (684,100)	\$ 423,152	\$ (42,750)	\$ (28,241)
Hunterdon	Holland Township	\$ 2,097,600	\$ 3,632,270	\$ 81,700	\$ 616,701	\$ 1,239,127	\$ 2,308,615	\$ 632,950	\$ 1,129,776	\$ (858,473)	\$ (1,323,655)	\$ 551,250	\$ 513,075
Hunterdon	Lebanon Borough	\$ -	\$ 1,279,180	\$ -	\$ 364,705	\$ 141,029	\$ 765,350	\$ 293,618	\$ 483,586	\$ 141,029	\$ (513,830)	\$ 293,618	\$ 118,881
Hunterdon	Lebanon Township	\$ 1,465,918	\$ 3,076,625	\$ 664,477	\$ 593,672	\$ 3,033,254	\$ 3,943,355	\$ 207,565	\$ 830,035	\$ 1,567,336	\$ 866,730	\$ (456,912)	\$ 236,363
Hunterdon	Milford Borough	\$ 574,500	\$ 343,883	\$ 11,000	\$ 90,455	\$ 200	\$ 354,259	\$ 960	\$ 121,839	\$ (574,500)	\$ 10,376	\$ (10,040)	\$ 31,384
Hunterdon	Tewksbury Township	\$ 11,198,703	\$ 6,982,221	\$ 2,535,125	\$ 767,018	\$ 6,927,988	\$ 5,618,330	\$ 1,072,770	\$ 2,703,163	\$ (4,270,715)	\$ (1,363,891)	\$ (1,462,355)	\$ 1,936,145
Hunterdon	Union Township	\$ 3,744,510	\$ 1,876,896	\$ 14,463,457	\$ 2,574,213	\$ 5,973,365	\$ 1,457,880	\$ 264,950	\$ 3,431,010	\$ 2,228,855	\$ (419,016)	\$ (14,198,507)	\$ 856,797
	County Total	\$ 52,506,396	\$ 34,610,933	\$ 51,957,572	\$ 24,629,232	\$ 29,645,610	\$ 32,070,228	\$ 18,033,141	\$ 19,419,473	\$ (22,860,786)	\$ (2,540,705)	\$ (33,924,431)	\$ (5,209,759)
Morris	Boonton Town	\$ 1,954,000	\$ 3,053,093	\$ 1,183,500	\$ 733,575	\$ 1,961,500	\$ 4,355,844	\$ 431,100	\$ 886,274	\$ 7,500	\$ 1,302,751	\$ (752,400)	\$ (47,301)
Morris	Boonton Township	\$ 4,687,250	\$ 2,693,935	\$ 66,300	\$ 601,635	\$ 3,220,009	\$ 20,111,760	\$ 431,000	\$ 1,139,350	\$ (1,467,241)	\$ 17,417,825	\$ 364,700	\$ 537,715
Morris	Butler Borough	\$ 1,615,700	\$ 2,995,575	\$ 1,013,700	\$ 244,796	\$ 3,105,000	\$ 3,184,393	\$ 2,532,378	\$ 288,969	\$ 1,489,800	\$ 188,818	\$ 1,518,678	\$ 44,173
Morris	Chester Borough	\$ 24,676	\$ 1,534,748	\$ 8,697,500	\$ 2,297,366	\$ 962,800	\$ 2,236,404	\$ 1,912,700	\$ 8,397,749	\$ 938,124	\$ 701,656	\$ (6,784,870)	\$ 6,100,383
Morris	Chester Township	\$ 5,851,961	\$ 8,220,432	\$ 751,000	\$ 1,301,036	\$ 2,311,529	\$ 6,987,556	\$ 789,403	\$ 14,538,321	\$ (3,540,432)	\$ (1,232,876)	\$ 38,401	\$ 13,237,285
Morris	Denville Township	\$ 12,531,306	\$ 9,746,542	\$ 2,197,770	\$ 31,778,870	\$ 11,263,389	\$ 11,063,944	\$ 1,504,894	\$ 15,778,357	\$ (1,267,917)	\$ 1,317,402	\$ (692,876)	\$ (16,000,513)
Morris	Dover Town	\$ 1,158,500	\$ 3,152,534	\$ 11,000	\$ 16,376,196	\$ 87,000	\$ 3,250,399	\$ 7,309,270	\$ 3,250,623	\$ (1,071,599)	\$ 97,865	\$ 7,298,270	\$ (10,672,573)
Morris	Hanover Township	\$ 6,400,610	\$ 8,037,635	\$ 19,722,115	\$ 10,203,977	\$ 11,137,114	\$ 8,639,350	\$ 13,746,297	\$ 45,647,023	\$ 4,736,504	\$ 601,715	\$ (5,975,818)	\$ 35,443,046
Morris	Harding Township	\$ 8,932,105	\$ 14,151,332	\$ 419,100	\$ 3,117,842	\$ 13,134,200	\$ 10,858,466	\$ 2,206,250	\$ 1,218,875	\$ 4,202,095	\$ (3,292,866)	\$ 1,787,150	\$ (936,967)
Morris	Jefferson Borough	\$ 13,612,713	\$ 9,682,980	\$ 437,591	\$ 3,277,746	\$ 4,165,612	\$ 9,117,497	\$ 2,806,865	\$ 2,134,362	\$ (9,447,101)	\$ (565,483)	\$ 2,369,274	\$ (1,143,384)
Morris	Kinnelon Borough	\$ 9,543,061	\$ 8,727,238	\$ 2,041,073	\$ 353,321	\$ 8,277,131	\$ 12,889,108	\$ 33,287	\$ 163,810	\$ (1,265,930)	\$ 4,161,870	\$ (2,007,786)	\$ (189,511)
Morris	Mendham Borough	\$ 1,897,600	\$ 5,887,633	\$ 7,936,500	\$ 1,912,124	\$ 555,950	\$ 4,802,201	\$ 522,281	\$ 7,697,494	\$ (1,341,650)	\$ (1,085,432)	\$ (7,414,219)	\$ 5,785,370
Morris	Mendham Township	\$ 6,951,125	\$ 6,063,719	\$ 74,851	\$ 6,728,501	\$ 6,830,861	\$ 140,000	\$ 140,000	\$ 1,309,341	\$ (223,094)	\$ 767,142	\$ 65,149	\$ 320,471
Morris	Mine Hill Township	\$ 178,001	\$ 1,435,838	\$ -	\$ 160,390	\$ -	\$ 1,849,064	\$ -	\$ 472,933	\$ (178,001)	\$ 413,226	\$ -	\$ 312,543
Morris	Montville Township	\$ 20,856,782	\$ 13,236,476	\$ 1,082,500	\$ 3,850,729	\$ 14,096,852	\$ 10,778,318	\$ 1,054,894	\$ 4,639,330	\$ (6,759,930)	\$ (2,458,158)	\$ (27,606)	\$ 788,601
Morris	Morris Township	\$ 3,172,320	\$ 14,286,359	\$ 6,590,000	\$ 8,097,991	\$ 5,636,200	\$ 16,970,366	\$ 192,320	\$ 22,590,440	\$ 2,463,880	\$ 2,684,007	\$ (6,397,680)	\$ 14,492,449
Morris	Morris Plains Borough	\$ 538,500	\$ 3,821,986	\$ 14,947,800	\$ 50,410,771	\$ 1,613,500	\$ 3,944,311	\$ 38,150,320	\$ 2,725,246	\$ 1,075,000	\$ 122,325	\$ 23,202,520	\$ (46,135,525)
Morris	Morristown Town	\$ 1,273,201	\$ 6,280,842	\$ 26,169,321	\$ 19,156,514	\$ 57,613,520	\$ 9,638,756	\$ 18,665,780	\$ 23,951,702	\$ 56,340,319	\$ 3,357,914	\$ (7,503,541)	\$ 4,795,188
Morris	Mountain Lakes Borough	\$ 3,482,202	\$ 6,898,870	\$ -	\$ 9,165,853	\$ 2,948,949	\$ 9,389,461	\$ 443,003	\$ 576,409	\$ (533,253)	\$ 2,490,591	\$ 443,003	\$ (8,589,444)
Morris	Mount Arlington Borough	\$ 4,911,280	\$ 1,163,924	\$ 2,296,250	\$ 1,216,140	\$ 3,848,200	\$ 2,307,580	\$ 546,000	\$ 555,980	\$ (1,063,080)	\$ 1,143,656	\$ (1,750,250)	\$ (660,160)
Morris	Mount Olive Township	\$ 15,778,409	\$ 8,024,125	\$ 7,775,622	\$ 47,973,687	\$ 15,626,295	\$ 6,254,054	\$ 7,036,366	\$ 13,470,094	\$ (152,114)	\$ (1,770,071)	\$ (739,256)	\$ (34,503,593)
Morris	Netcong Borough	\$ 26,100	\$ 599,048	\$ 16,500	\$ 302,807	\$ 260,100	\$ 681,773	\$ -	\$ 158,534	\$ 234,000	\$ 82,725	\$ (16,500)	\$ (144,273)
Morris	Parsippany-Troy Hills Twp	\$ 8,753,357	\$ 15,347,120	\$ 30,010,069	\$ 37,449,573	\$ 13,016,443	\$ 17,860,695	\$ 1,110,204	\$ 52,255,546	\$ 4,263,086	\$ 2,513,575	\$ (28,899,865)	\$ 14,805,973
Morris	Pequanock Township	\$ 28,500,041	\$ 9,100,464	\$ 14,039,766	\$ 2,872,045	\$ 36,168,511	\$ 8,588,410	\$ 1,672,677	\$ 3,582,697	\$ 7,668,470	\$ (512,054)	\$ (12,367,089)	\$ 710,652
Morris	Randolph Township	\$ 7,310,661	\$ 13,908,622	\$ 4,114,938	\$ 5,504,245	\$ 3,253,775	\$ 13,878,883	\$ 22,272,450	\$ 20,180,043	\$ (4,056,886)	\$ (29,739)	\$ 18,157,512	\$ 9,675,798
Morris	Riverdale Borough	\$ 30,198,532	\$ 1,430,749	\$ 8,888,450	\$ 2,653,237	\$ 7,365,300	\$ 1,404,704	\$ 19,699,876	\$ 4,700,473	\$ (22,833,232)	\$ (26,045)	\$ 10,811,426	\$ 2,047,236
Morris	Rockaway Borough	\$ 1,504,410	\$ 2,960,275	\$ 130,000	\$ 3,471,635	\$ 420,800	\$ 1,981,700	\$ 1,068,617	\$ 1,068,617	\$ (1,083,610)	\$ (978,575)	\$ 4,063,310	\$ (2,403,018)
Morris	Rockaway Township	\$ 19,713,465	\$ 12,408,842	\$ 34,023,746	\$ 37,530,992	\$ 5,058,729	\$ 10,440,809	\$ 812,909	\$ 8,637,886	\$ (14,654,736)	\$ (1,968,033)	\$ (33,210,837)	\$ (28,893,106)
Morris	Roxbury Township	\$ 6,120,792	\$ 9,836,008	\$ 3,127,501	\$ 13,509,588	\$ 3,135,950	\$ 11,510,707	\$ 1,782,675	\$ 7,316,284	\$ (2,983,842)	\$ 1,674,699	\$ (1,344,826)	\$ (6,193,304)
Morris	Victory Gardens Borough	\$ -	\$ 214,027	\$ -	\$ -	\$ -	\$ 94,558	\$ -	\$ -	\$ -	\$ (119,469)	\$ -	\$ -
Morris	Washington Township	\$ 12,225,108	\$ 12,463,708	\$ 1,942,881	\$ 3,063,331	\$ 7,542,041	\$ 12,198,432	\$ 254,101	\$ 2,081,696	\$ (4,683,067)	\$ (265,276)	\$ (1,688,780)	\$ (981,635)
Morris	Wharton Borough	\$ 338,888	\$ 1,876,294	\$ 1,991,356	\$ 183,444	\$ 616,200	\$ 2,202,567	\$ -	\$ 1,548,609	\$ 277,312	\$ 326,273	\$ (1,991,356)	\$ 1,365,165
	County Total	\$ 240,042,656	\$ 219,240,973	\$ 201,698,772	\$ 324,760,326	\$ 245,132,130	\$ 246,302,931	\$ 152,252,610	\$ 277,728,067	\$ 5,089,474	\$ 27,061,958	\$ (49,446,162)	\$ (47,032,259)
Passaic	Bloomfield Borough	\$ 767,120	\$ 4,808,877	\$ 2,000	\$ 137,100	\$ 530,000	\$ 3,972,462	\$ 40,000	\$ 99,567	\$ (237,120)	\$ (836,415)	\$ 38,000	\$ (37,533)
Passaic	Pompton Lakes Borough	\$ 200,800	\$ 4,570,948	\$ 12,000	\$ 474,430	\$ 1,119,500	\$ 4,823,718	\$ 1,404,000	\$ 1,029,557	\$ 918,700	\$ 252,770	\$ 1,392,000	\$ 55,127
Passaic	Ringwood Borough	\$ 4,255,515	\$ 6,477,582	\$ 509,400	\$ 1,692,645	\$ 1,912,700	\$ 5,239,274	\$ 180,000	\$ 875,146	\$ (2,342,815)	\$ (1,238,308)	\$ (329,400)	\$ (817,499)
Passaic	Wanaque Borough	\$ 23,588,791	\$ 29,218,746	\$ 1,920,400	\$ 4,113,101	\$ 24,759,947	\$ 5,026,397	\$ 5,486,000	\$ 1,434,315	\$ (24,192,349)	\$ 3,565,600	\$ (2,678,786)	\$ -
Passaic	West Milford Township	\$ 6,395,343	\$ 10,688,321	\$ 1,917,554	\$ 2,220,218	\$ 8,088,130	\$ 10,312,127	\$ 1,251,343	\$ 3,729,359	\$ 1,692,787	\$ (376,194)	\$ (666,211)	\$ 1,509,141
	County Total	\$ 35,207,569	\$ 55,764,474	\$ 4,361,354	\$ 9,137,494	\$ 36,410,277	\$ 29,373,978	\$ 8,361,343	\$ 7,167,944	\$ 1,202,708	\$ (26,390,496)	\$ 3	