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**Highlands Water Protection and Planning Council**  
**Self Assessment Report**  
*Consistency of the Highlands Regional Master Plan with the  
State Development and Redevelopment Plan*

**Introduction**

The New Jersey Highlands Water Protection and Planning Council (Highlands Council) has prepared this *Self Assessment Report* as a component of a petition for plan endorsement of the Highlands Regional Master Plan (RMP). This report includes an assessment of the RMP's consistency with the goals, policies, indicators and strategies of the State Development and Redevelopment Plan (SDRP).

During the development phase of the RMP, the Highlands Council extensively involved state agencies and based RMP revisions on valuable agency input and comment including, but not limited to, the State Planning Commission (SPC), the Office of Smart Growth (OSG), the New Jersey Department of Environmental Protection (NJDEP), the New Jersey Department of Agriculture (NJDA), the New Jersey Department of Transportation (NJDOT), New Jersey Transit (NJ Transit), and the Council on Affordable Housing (COAH). These agencies expressed support for the comprehensive standards and directives set forth in the RMP including the RMP's protection of environmentally sensitive and agricultural resources, while still providing opportunity for appropriate sustainable growth. With the adoption of the RMP, the Highlands Council accepted the responsibility of developing a process to ensure consistent ongoing coordination with these, and additional state agencies, during the implementation phase of the RMP.

**Consistency with the State Development and Redevelopment Plan**

The Highlands RMP consists of six chapters and is supported by detailed technical reports and guidelines and over 100 Geographic Information Systems (GIS) data layers. In order to assess the consistency with the SDRP in an organized fashion; the tables below present an overview of consistency of the RMP's Goals, Policies, and Objectives with the SDRP's Goals, Policies, and Indicators as follows:

- Table 1 specifically addresses the SDRP Policy for Special Resource Area Planning and Implementation.

- Table 2 addresses the consistency with specific SDRP Goals, Policies, and Indicators.

The Goals, Policies and Objectives of the RMP are introduced in Chapter 4 and provide the substantive standards and direction for implementing the goals and requirements of the Highlands Act. Specific Goals, Policies and Objectives of the RMP are reiterated in Chapters 5 and 6 as the basis for the implementation programs. Goals are defined as broad statements of intent, with Policies providing a more detailed statement of direction. Objectives, in turn, provide the specific, substantive requirements that will be used to measure implementation progress and plan conformance. Many will be used directly within plan conformance standards and detailed guidance developed by the Highlands Council and adopted in local master plans and ordinances. Others will be used in the development of long-term programs for improvement of the RMP, action by governmental and nongovernmental partners, and non-regulatory efforts of the Highlands Council to improve the Highlands Region.

The Goals, Policies and Objectives of the RMP establish a resources planning and management framework for the Highlands Region. The RMP, however, is not self-executing and will require the concerted effort of agencies at all levels of government, the general public, property owners, and the private sector. The Highlands Act establishes the requirement that all municipalities and counties with land in the Preservation Area bring their local plans and development regulations into conformance with the “goals, requirements, and provisions of the regional master plan.” For land in the Planning Area, voluntary conformance for municipalities and counties is also provided for in the Highlands Act, which outlines the benefits that shall accrue to those municipalities and counties that conform. The Highlands Council is the lead agency responsible for the implementation of the RMP and for preparation of supporting implementation documents. However, the Highlands Council will coordinate and collaborate with State and federal agencies, including the OSG, as needed to assist in implementation of the RMP. The Highlands Council will maintain a cooperative planning process with the SPC and the OSG to reconcile conflicting land use policies that municipalities may encounter when seeking Plan Endorsement by the SPC or Plan Conformance by the Highlands Council.

**Table 1 - Consistency with SDRP Special Resource Area Designation**

SDRP Special Resource Area (SRA)	SDRP SRA Policy	SDRP SRA Planning & Implementation Strategies	Highlands Act and RMP Consistency with SDRP SRA Planning & Implementation Strategies
<p><b>Policy on Special Resource Areas:</b></p> <p>Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands Region has been recognized as the first Special Resource Area in New Jersey.</p>	<p><b>Policy 1 Special Resource Area Planning and Implementation</b></p> <p>Develop and adopt planning and implementation strategies to advance State Plan Goals and Objectives relevant to the unique resources of the area.</p>	<p>To achieve consistency with the Goals of the State Plan, the state of New Jersey, in cooperation with federal and interstate agencies, municipal, county and regional governments, the private sector and the public, should initiate the following activities:</p> <ul style="list-style-type: none"> <li>• Establish an intergovernmental planning initiative, inclusive of public participation, to: <ul style="list-style-type: none"> <li>• Identify and address the existing and prospective conditions, opportunities, and challenges of the Highlands Region;</li> <li>• Secure the protection of water quality and water supply, natural resources, open space, unique landscape and community character;</li> <li>• Promote sustainable economic development; and</li> <li>• Encourage redevelopment, especially in existing urban areas.</li> </ul> </li> <li>• Undertake a regional capacity analysis to determine levels and locations of growth that can be sustained within the Highlands Region while maintaining the functional integrity of the regional</li> </ul>	<p>On September 19, 2003, Governor James McGreevy issued Executive Order 70 establishing the Highlands Task Force (Task Force). The 19-member Task Force was charged with making recommendations to the Governor and Legislature regarding ways to protect and enhance the quality of life in the Highlands Region by addressing measures to preserve natural resources while simultaneously providing opportunities for economic growth.</p> <p>As a result of the recommendations of the Task Force, the Highlands Water Protection and Planning Act (Highlands Act) was enacted on August 10, 2004 and charged the Highlands Council with the important task of developing a Regional Master Plan for the Highlands Region. The Highlands Act seeks to protect the Region's public trust resources through a "comprehensive approach," including the immediate imposition of stringent water and natural resource standards in the Preservation Area, a reorganization of land use powers to emphasize regional planning for the entire Highlands Region, and a "strong and significant commitment of the State to fund the acquisition of exceptional natural resource value lands" (Section 2).</p> <p>In the Highlands Act, the Legislature designated specific boundaries of the Preservation Area and found that "because of the imminent peril that the ongoing rush of development poses for the New Jersey Highlands, immediate, interim standards should be imposed on the date of enactment in the Preservation Area" (Section 2). The Preservation Area consists of nearly 415,000 acres located in 52 municipalities within the seven Highlands Counties. The lands within the Preservation Area were subject to the immediately effective standards in the Highlands Act and are governed by rules and regulations subsequently adopted by the NJDEP. The Highlands Act established detailed and stringent standards for the NJDEP rules to protect the Preservation Area resources, with some provision for relief for redevelopment, brownfields development, and development based on the issuance of permit with waiver or qualification for one of the 17 exemptions. The Planning Area consists of nearly 445,000 acres located in 83 municipalities. There are five municipalities that lie entirely within the Preservation Area, 47 municipalities that have land in both the Preservation and Planning Areas, and 36 municipalities that have land only in the Planning</p>

		<p>ecosystems, agriculture, water supplies and local community character.</p> <ul style="list-style-type: none"> <li>● Establish sound planning, development and water use practices to maintain and enhance the quality and function of the water ecology—including the ground water, aquifer recharge areas, headwater streams, rivers, lakes, reservoirs and the forested areas that support system functions—and the sustainable management of water resources for both local and extra-regional use.</li> <li>● Link the planning and implementation strategies to the ongoing watershed planning initiative established by NJDEP.</li> <li>● Apply the implementation strategies of the applicable Planning Areas as described in the State Plan.</li> <li>● Recognize and enhance the existing linkages between the Highlands region and the areas beyond the region especially in regards to tourism and sustainable resource use, agriculture and economic development.</li> <li>● Coordinate the identification of historic areas, historic sites, archeological sites, landscapes and scenic features unique to the Highlands region for inclusion in the state and national registers of historic places, in county and municipal master plans and as Historic and Cultural Sites.</li> <li>● Link public pedestrian and</li> </ul>	<p>Area.</p> <p>The Highlands Act also included an important exception from the NJDEP's Preservation Area rules for agricultural and horticultural activities. The definition for a "major Highlands development" specifically states that it "shall not mean an agricultural or horticultural development or agricultural or horticultural use in the preservation area" (Section 3). The New Jersey Department of Agriculture's (NJDA) "Agricultural Development in the Highlands" Rules establish the standards and criteria to be followed for agricultural and horticultural activities in the Preservation Area.</p> <p>Through passage of the Highlands Act, the Highlands Council was created and charged with the important task of developing a Regional Master Plan to restore and enhance the significant values of the abundant and critical resources of the Highlands Region. A Resource Assessment that determines the amount and type of human development and activity which the ecosystem of the Highlands Region can sustain while still maintaining the overall ecological values. The Highlands Act requires that the RMP include a smart growth component to assess, based upon the resource assessment, the opportunities for appropriate development, redevelopment, economic growth, and implementation of a Transfer of Development Rights Program.</p> <p>The Regional Master Plan meets the requirements of the Highlands Act and is consistent with the SRA policies through the following:</p> <p><b>Part 1 Natural Resources</b></p> <p><b>Goal 1A:</b> Protection of large areas of contiguous forested lands of the Highlands Region to the maximum extent possible.</p> <p><b>Goal 1D:</b> Protection, restoration, and enhancement of Highlands Open Waters and Riparian Areas.</p> <p><b>Goal 1E:</b> Protection and enhancement of the natural, scenic, and other resources of the Highlands Region by protection of steep slopes from inappropriate development and disturbance.</p> <p><b>Goal 1F:</b> Protection and enhancement of critical wildlife habitats, significant natural areas, and vernal pools.</p> <p><b>Goal 1H:</b> Protection of critical resources through land preservation and stewardship of open space throughout the Highlands Region.</p> <p><b>Goal 1K:</b> Protection of ground water quality and public safety regarding karst</p>
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		<p>cycling access to the Highlands Trail and ensure transportation access to support eco-tourism, agri-tourism and recreation opportunities. Investigate and encourage the provision of alternate transportation modes within and to the Highlands region.</p> <ul style="list-style-type: none"> <li>● Prioritize the targeting of funds for land acquisition in order to protect critical natural, historic, scenic and agricultural resources within the Highlands Region.</li> </ul>	<p>features in the Highlands.</p> <p><b>Goal 1L:</b> Protection of Highlands Region lakes from the impacts of present and future development.</p> <p><b>Part 2 Water Resources and Water Utilities</b></p> <p><b>Goal 2F:</b> Assessment and restoration of surface and ground water quality of the Highlands Region.</p> <p><b>Goal 2K:</b> All existing and future development in the Highlands Region that use public wastewater treatment systems are served by adequate and appropriate infrastructure.</p> <p><b>Part 3 Agricultural Resources</b></p> <p><b>Goal 3A:</b> Protection and enhancement of agricultural resources and the agricultural industry in the Highlands Region.</p> <p><b>Part 4 Historic, Cultural, Archaeological and Scenic Resources</b></p> <p><b>Goal 4A:</b> Protection and preservation of the historic, cultural and archaeological resources of the Highlands Region.</p> <p><b>Goal 4B:</b> Protection and enhancement of the scenic resources within the Highlands Region.</p> <p><b>Part 5 Transportation</b></p> <p><b>Goal 5D:</b> A multi-modal transportation system which facilitates the movement of people and goods within and through the Highlands Region without adversely affecting ecosystem integrity and community character.</p> <p><b>Goal 5E:</b> Minimization of travel demand and vehicle miles of travel.</p> <p><b>Part 6 Future Land Use</b></p> <p><b>Goal 6F:</b> Support of compact development, mixed use development and redevelopment and maximization of water, wastewater and transit infrastructure investments for future use of land and development within the existing community zone.</p> <p><b>Goal 6H:</b> Guide development away from environmentally sensitive and agricultural lands and promote development and redevelopment in or adjacent to existing developed lands.</p> <p><b>Goal 6J:</b> Accommodation of regional growth and development needs through</p>
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			<p>the reuse and redevelopment of previously developed areas, including brownfields, grayfields, and underutilized sites.</p> <p><b>Goal 6K:</b> Concentrate residential, commercial, and industrial development, redevelopment, and economic growth in existing develop areas in locations with limited environmental constraints, access to existing utility, and transportation infrastructure.</p> <p><b>Goal 6M:</b> Protection and enhancement of Highlands resources through the remediation of contaminated sites in the region.</p> <p><b>Goal 6N:</b> Use of smart growth principles, including Low Impact Development, to guide development and redevelopment in the Highlands Region.</p> <p><b>Goal 6O:</b> Market-rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social, and environmental considerations and constraints.</p>
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### **Office of Smart Growth Comments on Consistency Review of the Highlands RMP with the SDRP**

The OSG provided comments to the Highlands Council on May 9, 2007 in the form of a Plan Endorsement consistency review to assist the Council in revising the RMP and preparing a Petition for Plan Endorsement. These comments were addressed through revisions to the RMP and subsequent meetings with the OSG. The following discussion addresses the major issues raised in OSG's comments.

The recognition of the State Plan centers and the necessity to promote center-based development and the use of smart growth principles, Low Impact Development, and green building practices has been interwoven throughout the RMP with specific reference to centers and the SDRP in each of the three major zones: the Existing Community Zone, the Conservation Zone, and the Protection Zone. Municipalities may seek the designation of centers, cores and nodes through Plan Conformance by proposing such a designation in a Petition for Plan Conformance that is both consistent with the SDRP criteria for center, core and node designation and is in conformance with the RMP. Designated centers, cores and nodes in the Highlands Region may include the full range of types afforded by the State Plan.

The Highlands Region includes 20 previously designated centers mapped in Chapter 6 of the RMP as Figure 6.1: *State Planning Commission Designated Centers*. Figure 6.1 includes the expiration dates of these designated centers in order to identify the timeframe within which the Highlands Council and the SPC may examine the potential reestablishment of any expiring center designations through the Plan Conformance or Plan Endorsement process. The figure additionally provides an overview of the intersection of the boundaries of the existing designated centers and the Highlands Land Use Capability Zone Map. This information and the additional information in the RMP will allow municipalities, the Highlands Council, the SPC, and the OSG to reassess the designated center boundaries to ensure protection of Highlands resources and identification of appropriate areas for potential growth. In addition, the RMP outlines the densities and design for development and redevelopment through the use of clustering techniques and the regional Highlands Transfer of Development Rights Program.

The RMP is consistent with the SDRP in that it protects and preserves the resources of the natural and built environment, especially land and water resources, and seeks to restore and enhance those aspects of the natural and built environment which have been compromised by prior use and development. Implementation of the RMP will maintain and enhance the fiscal and economic viability of the Highlands Region and its constituent communities. The benefits and burdens of implementing the RMP are aimed to be distributed equitably among all affected interests both within and outside the Highlands Region. Most importantly, the implementation of the RMP will ensure that all new growth and development is sustainable over the long term based on water, energy and other critical resources, is organic to its environment, harmonious with historic settlement patterns, and is compatible with the history and character of the regional communities of place.

**Table 2 - Consistency with SDRP Goals, Policies, and Indicators**

SDRP Goal	SDRP Policies	SDRP Indicators	Consistency of RMP's Goals and Policies with SDRP
<p><b>Goal 1: Revitalize the State's Cities and Towns</b></p> <p>STRATEGY: Protect, preserve and develop the valuable human and economic assets in cities, towns and other urban areas. Plan to improve their livability and sustainability by investing public resources in accordance with current plans which are consistent with the provisions of the State Plan. Leverage private investments in jobs and housing; provide comprehensive public services at lower costs and higher quality; and improve the natural and built environment. Incorporate ecological design through mechanisms such as solar access for heating and power generation. Level the playing field in such areas as financing services, infrastructure and regulation. Reduce the barriers which limit mobility and access of city residents, particularly the poor and minorities, to jobs, housing, services and open space within the region. Build on the assets of cities and towns such as their labor force, available land and buildings, strategic location and diverse populations.</p>	<p><b>Policy on Urban Revitalization:</b></p> <p>Prepare strategic revitalization plans, neighborhood empowerment plans and urban complex strategic revitalization plans that promote revitalization, economic development and infrastructure investments, coordinate revitalization planning among organizations and governments, support housing programs and adaptive reuse, improve access to waterfront areas, public open space and parks, and develop human resources with investments in public health, education, work force readiness and public safety in cities and towns.</p>	<p><b>Key Indicator 1.</b></p> <p>New development, population, and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas.</p>	<p><b>Part 6 Future Land Use</b></p> <p><b>Goal 6F:</b> Support of compact development, mixed use development and redevelopment and maximization of water, wastewater and transit infrastructure investments for future use of land and development within the existing community zone.</p> <p><b>Policy 6F6:</b> To encourage new population growth, where desired by the municipality, and development in the Existing Community Zone is in the form of center based and mixed use development.</p> <p><b>Goal 6H:</b> Guide development away from environmentally sensitive and agricultural lands and promote development and redevelopment in or adjacent to existing developed lands.</p> <p><b>Goal 6J:</b> Accommodation of regional growth and development needs through the reuse and redevelopment of previously developed areas, including brownfields, grayfields, and underutilized sites.</p> <p><b>Goal 6K:</b> Concentrate residential, commercial, and industrial development, redevelopment, and economic growth in existing develop areas in locations with limited environmental constraints, access to existing utility, and transportation infrastructure.</p> <p><b>Goal 6M:</b> Protection and enhancement of Highlands resources through the remediation of contaminated sites in the region.</p> <p><b>Goal 6N:</b> Use of smart growth principles, including Low Impact Development, to guide development and redevelopment in the Highlands Region.</p> <p><b>Goal 6O:</b> Market-rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social, and environmental considerations and constraints.</p> <p><b>Policy 6O2:</b> To promote, where appropriate and permitted by the Land Use Capability Zone, center based development approaches that address a mix of housing types, support mixed uses, and implement compact development approaches.</p>



SDRP Goal	SDRP Policies	SDRP Indicators	Consistency of RMP's Goals and Policies with SDRP
<p><b>Goal 2: Conserve the State's Natural Resources and Systems</b></p> <p>STRATEGY: Conserve the state's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.</p>	<p><b>Policy on Water Resources:</b></p> <p>Protect and enhance water resources through coordinated planning efforts aimed at reducing sources of pollution and other adverse effects of development, encouraging designs in hazard-free areas that will protect the natural function of stream and wetland systems, and optimizing sustainable resource use.</p> <p><b>Policy on Special Resource Areas:</b></p> <p>Recognize an area or region with unique characteristics or resources of statewide importance and establish a receptive environment for regional planning efforts. The Highlands region has been recognized as the first Special Resource Area in New Jersey.</p>	<p><b>Key Indicator 2.</b></p> <p>The amount of land permanently dedicated to open space and farmland preservation.</p> <p><b>Key Indicator 3.</b></p> <p>Percent of New Jersey's streams that support aquatic life.</p> <p><b>Indicator 11.</b></p> <p>Conversion of wetlands for development.</p> <p><b>Indicator 26.</b></p> <p>Percent of land in New Jersey covered by adopted watershed management plans.</p>	<p><b>Part 1 Natural Resources</b></p> <p><b>Goal 1A:</b> Protection of large areas of contiguous forested lands of the Highlands Region to the maximum extent possible.</p> <p><b>Goal 1D:</b> Protection, restoration, and enhancement of Highlands Open Waters and Riparian Areas.</p> <p><b>Goal 1E:</b> Protection and enhancement of the natural, scenic, and other resources of the Highlands Region by protection of steep slopes from inappropriate development and disturbance.</p> <p><b>Goal 1F:</b> Protection and enhancement of critical wildlife habitats, significant natural areas, and vernal pools.</p> <p><b>Goal 1H:</b> Protection of critical resources through land preservation and stewardship of open space throughout the Highlands Region.</p> <p><b>Goal 1K:</b> Protection of ground water quality and public safety regarding karst features in the Highlands.</p> <p><b>Goal 1L:</b> Protection of Highlands Region lakes from the impacts of present and future development.</p> <p><b>Part 2 Water Resources and Water Utilities</b></p> <p><b>Goal 2A:</b> Protection of the value of the Highlands Region as an "essential source of drinking water, providing clean and plentiful drinking water for one-half of the State's population" (Highlands Act, Section 2), along with the ecological values of clean water, through the protection, enhancement and restoration of water resources quantity, flow characteristics and quality as fundamental to ensuring that there are adequate water supplies to support these needs.</p> <p><b>Goal 2B:</b> Protection, restoration and enhancement of water quality and quantity of surface and ground waters (sections 10.b(1) and 10.c(1)), and to determine "the amount and type of human development and activity which the ecosystem of the Highlands Region can sustain while still maintaining the overall ecological values thereof, with special reference to surface and ground water quality and supply..." (Section 11.a(1)(A)).</p> <p><b>Goal 2F:</b> Assessment and restoration of surface and ground water quality of the Highlands Region.</p>

SDRP Goal	SDRP Policies	SDRP Indicators	Consistency of RMP's Goals and Policies with SDRP
			<p><b>Goal 2K:</b> All existing and future development in the Highlands Region that use public wastewater treatment systems are served by adequate and appropriate infrastructure.</p> <p><b>Part 3 Agricultural Resources</b></p> <p><b>Goal 3A:</b> Protection and enhancement of agricultural resources and the agricultural industry in the Highlands Region.</p>

SDRP Goal	SDRP Policies	SDRP Indicators	Consistency of RMP's Goals and Policies with SDRP
<p><b>Goal 3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey</b></p> <p>STRATEGY: Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state's strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive</p>	<p><b>Policy on Economic Development:</b></p> <p>Promote beneficial economic growth and improve the quality of life and standard of living for New Jersey residents by building upon strategic economic and geographic positions, targeting areas of critical capital spending to retain and expand existing businesses, fostering modern techniques to enhance the existing economic base, encouraging the development of new enterprises, advancing the growth of green businesses, elevating work force skills, and encouraging sustainable economic growth in locations and ways that are fiscally and ecologically sound.</p> <p><b>Policy on Agriculture:</b></p> <p>Promote and preserve the agricultural industry and retain farmland by coordinating planning and innovative land conservation techniques to protect agricultural viability while accommodating beneficial development and economic growth necessary to enhance agricultural vitality and by educating residents on the benefits and the special needs</p>	<p><b>Key Indicator 1.</b></p> <p>New development, population and employment located in the Metropolitan and Suburban Planning Areas or within Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas</p> <p><b>Indicator 1.</b></p> <p>Average annual disposable income among New Jerseyans</p> <p><b>Indicator 2.</b></p> <p>Unemployment</p> <p><b>Indicator 3.</b></p> <p>Conversion of farmland for development</p> <p><b>Indicator 5.</b></p> <p>Agricultural output</p> <p><b>Indicator 7.</b></p> <p>Economic output per unit of energy consumed</p>	<p><b>Part 3 Agricultural Resources</b></p> <p><b>Goal 3A:</b> Protection and enhancement of agricultural resources and the agricultural industry in the Highlands Region.</p> <p><b>Goal 3B:</b> Protection and enhancement of agricultural sustainability and viability of the agricultural industry in the Highlands Region.</p> <p><b>Part 6 Future Land Use</b></p> <p><b>Goal 6H:</b> Guide development away from environmentally sensitive and agricultural lands and promote development and redevelopment in or adjacent to existing developed lands.</p> <p><b>Goal 6N:</b> Use of smart growth principles, including Low Impact Development, to guide development and redevelopment in the Highlands Region.</p> <p><b>Goal 6O:</b> Market-rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social, and environmental considerations and constraints.</p> <p><b>Policy 6O2:</b> To promote, where appropriate and permitted by the Land Use Capability Zone, center based development approaches that address a mix of housing types, support mixed uses, and implement compact development approaches.</p> <p><b>Part 7 Landowner Equity</b></p> <p><b>Goal 7A:</b> Protection of lands that have limited or no capacity to support human development without compromising the ecological integrity of the Highlands Region, through mechanisms including but not limited to a region-wide transfer of development rights program.</p> <p><b>Part 8 Sustainable Economic Development</b></p> <p><b>Goal 8A:</b> Sustainable economic development in the Highlands Region.</p> <p><b>Goal 8B:</b> Protection and enhancement of the agriculture industry in the Highlands Region.</p> <p><b>Goal 8C:</b> Expansion of compatible and sustainable tourism and recreation within the Highlands Region.</p> <p><b>Goal 8D:</b> Expansion of innovative technology and entrepreneurial businesses including home office, energy efficiency and resource</p>

SDRP Goal	SDRP Policies	SDRP Indicators	Consistency of RMP's Goals and Policies with SDRP
programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.	of agriculture.		conservation enterprises in the Highlands Region. <b>Goal 8E:</b> Estimate and track over time the costs and benefits associated with plan implementation and the protection of critical resources of the Highlands Region.

SDRP Goal	SDRP Policies	SDRP Indicators	Consistency of RMP's Goals and Policies with SDRP
<p><b>Goal 4: Protect the Environment, Prevent and Clean Up Pollution</b></p> <p>STRATEGY: Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems,</p>	<p><b>Policy on Air Resources:</b> Reduce air pollution by promoting development patterns that reduce both mobile and stationary sources of pollution, promoting the use of alternative modes of transportation, and supporting clean, renewable fuels and efficient transportation systems.</p> <p><b>Policy on Energy Resources:</b> Ensure adequate energy resources through conservation, facility modernization, renewable energy and cogeneration; to continue economic growth while protecting the environment; and to modify energy consumption patterns to capitalize on renewable, domestic energy supplies rather than virgin extraction and imports.</p> <p><b>Policy Waste Management, Recycling and Brownfields:</b> Promote recycling and source reduction through product design and materials management and by coordinating and supporting legislative, planning and facility development efforts regarding solid and</p>	<p><b>Indicator 4.</b> Percent of brownfield sites redeveloped</p> <p><b>Indicator 7.</b> Economic output per unit of energy consumed</p> <p><b>Indicator 8.</b> The generation of solid waste on a per capita and per job basis</p> <p><b>Indicator 9.</b> Number of unhealthful days annually caused by ground-level ozone, particulate matter and carbon monoxide</p> <p><b>Indicator 10.</b> Greenhouse gas emissions</p> <p><b>Indicator 13.</b> Changes in toxic chemical use and waste generation (non-product output or NPO) by New Jersey's manufacturing sector</p> <p><b>Indicator 15.</b> Vehicle miles traveled per capita</p>	<p><b>Part 2 Water Resources and Water Utilities</b></p> <p><b>Goal 2F:</b> Assessment and restoration of surface and ground water quality of the Highlands Region.</p> <p><b>Goal 2G:</b> Protection, restoration and enhancement of the water quality of the Highlands Region.</p> <p><b>Goal 2L:</b> Ensure that on-site wastewater system discharges do not exceed the natural capacity of ground water to attenuate loadings, exacerbate existing nitrate impairment, or contribute to potential nitrate impairment for subwatersheds of the Highlands Region.</p> <p><b>Part 3 Agricultural Resources</b></p> <p><b>Goal 3D:</b> Protection and enhancement of surface and ground water quality and natural resources in the Highlands Region and Agricultural Resource Areas.</p> <p><b>Part 5 Transportation</b></p> <p><b>Goal 5D:</b> A multi-modal transportation system which facilitates the movement of people and goods within and through the Highlands Region without adversely affecting ecosystem integrity and community character.</p> <p><b>Goal 5E:</b> Minimization of travel demand and vehicle miles of travel.</p> <p><b>Part 6 Future Land Use</b></p> <p><b>Goal 6H:</b> Guide development away from environmentally sensitive and agricultural lands and promote development and redevelopment in or adjacent to existing developed lands.</p> <p><b>Goal 6J:</b> Accommodation of regional growth and development needs through the reuse and redevelopment of previously developed areas, including brownfields, grayfields, and underutilized sites.</p> <p><b>Goal 6K:</b> Concentrate residential, commercial, and industrial development, redevelopment, and economic growth in existing develop areas in locations with limited environmental constraints, access to existing utility, and transportation infrastructure.</p> <p><b>Goal 6M:</b> Protection and enhancement of Highlands resources through the remediation of contaminated sites in the region.</p> <p><b>Goal 6N:</b> Use of smart growth principles, including Low Impact</p>

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<p>water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing.</p>	<p>hazardous waste treatment, storage and disposal. Capitalize on opportunities provided by brownfield sites through coordinated planning, strategic marketing and priority redevelopment of these sites.</p>		<p>Development, to guide development and redevelopment in the Highlands Region.</p> <p><b>Part 8 Sustainable Economic Development</b></p> <p><b>Goal 8D:</b> Expansion of innovative technology and entrepreneurial businesses including home office, energy efficiency and resource conservation enterprises in the Highlands Region.</p> <p><b>Part 9 Air Quality</b></p> <p><b>Goal 9A:</b> Reduction of air pollution through use of alternative and efficient modes of transportation and the use of renewable energy sources.</p>

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<p><b>Goal 5: Provide Adequate Public Facilities and Services at a Reasonable Cost</b></p> <p>STRATEGY: Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.</p>	<p><b>Policy on Infrastructure Investments:</b></p> <p>Provide infrastructure and related services more efficiently by investing in infrastructure to guide growth, managing demand and supply, restoring systems in distressed areas, maintaining existing infrastructure investments, designing multi-use school facilities to serve as centers of community, creating more compact settlement patterns in appropriate locations in suburban and rural areas, and timing and sequencing the maintenance of capital facilities service levels with development throughout the state.</p> <p><b>Policy on Transportation:</b></p> <p>Improve transportation systems by coordinating transportation and land-use planning; integrating transportation systems; developing and enhancing alternative modes of transportation; improving management structures and techniques; and utilizing transportation as an economic development tool.</p>	<p><b>Key Indicator 4.</b></p> <p>Meet present and prospective needs for public infrastructure systems</p> <p><b>Indicator 14.</b></p> <p>The percent of all trips to work made by carpool, public transportation, bicycle, walking or working at home</p> <p><b>Indicator 17.</b></p> <p>Increase in transit ridership</p> <p><b>Indicator 19.</b></p> <p>Percent of development on individual septic systems</p>	<p><b>Part 2 Water Resources and Water Utilities</b></p> <p><b>Goal 2I:</b> Limitation of the expansion of water and wastewater infrastructure in the Preservation Area.</p> <p><b>Goal 2J:</b> All existing and future development in the Highlands Region that use public water supply systems are served by adequate and appropriate infrastructure.</p> <p><b>Goal 2K:</b> All existing and future development in the Highlands Region that use public wastewater treatment systems are served by adequate and appropriate infrastructure.</p> <p><b>Part 5 Transportation</b></p> <p><b>Goal 5A:</b> Provision of safe and efficient mobility within the Highlands, and between the Highlands and destinations outside of the region.</p> <p><b>Goal 5B:</b> Maintenance of a safe and effective level of service on the existing Highlands road system without the use of capacity improvements that could trigger additional development in areas that are not appropriate for "Growth Inducing" land uses.</p> <p><b>Goal 5C:</b> Transportation improvements within the Highlands Region that are consistent with the Highlands Regional Master Plan.</p> <p><b>Goal 5D:</b> A multi-modal transportation system which facilitates the movement of people and goods within and through the Highlands Region without adversely affecting ecosystem integrity and community character.</p> <p><b>Goal 5E:</b> Minimization of travel demand and vehicle miles of travel.</p> <p><b>Goal 6F:</b> Support of compact development, mixed use development and redevelopment and maximization of water, wastewater and transit infrastructure investments for future use of land and development within the Existing Community Zone.</p> <p><b>Goal 6K:</b> Concentrate residential, commercial, and industrial development, redevelopment, and economic growth in existing develop areas in locations with limited environmental constraints, access to existing utility, and transportation infrastructure.</p>



SDRP Goal	SDRP Policies	SDRP Indicators	Consistency of RMP's Goals and Policies with SDRP
<p><b>GOAL 6: Provide Adequate Housing at a Reasonable Cost</b></p> <p>STRATEGY: Provide adequate housing at a reasonable cost through public/private partnerships that create and maintain a broad choice of attractive, affordable, ecologically designed housing, particularly for those most in need. Create and maintain housing in the Metropolitan and Suburban Planning Areas and in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, at densities that support transit and reduce commuting time and costs, and at locations easily accessible, preferably on foot, to employment, retail, services, cultural, civic and recreational opportunities. Support regional and community-based housing initiatives and remove unnecessary regulatory and financial barriers to the delivery of housing at appropriate locations.</p>	<p><b>Policy on Housing:</b></p> <p>Preserve and expand the supply of safe, decent and reasonably priced housing by balancing land uses, housing types and housing costs and by improving access between jobs and housing. Promote low- and moderate-income and affordable housing through code enforcement, housing subsidies, community-wide housing approaches and coordinated efforts with the New Jersey Council on Affordable Housing.</p> <p><b>Policy on Design:</b> Mix uses and activities as closely and as thoroughly as possible; develop, adopt and implement design guidelines; create spatially defined, visually appealing and functionally efficient places in ways that establish an identity; design circulation systems to promote connectivity; maintain an appropriate scale in the built environment; and redesign areas of sprawl.</p>	<p><b>Indicator 20.</b></p> <p>Percent of New Jersey households paying more than 30% of their pre-tax household income towards housing</p> <p><b>Indicator 24.</b></p> <p>Annual production of affordable housing units.</p>	<p><b>Part 6 Future Land Use</b></p> <p><b>Subpart F Housing and Community Facilities:</b></p> <p><b>Goal 60:</b> Market-rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social, and environmental considerations and constraints.</p> <p><b>Policy 601:</b> To establish a region-wide, comprehensive approach to addressing housing needs in the Highlands Region, serving all age groups, income levels, and mobility options.</p> <p><b>Objective 601b:</b> An interagency partnership with the Council on Affordable Housing (COAH) in support of the achievement of both the resource protection requirements of the RMP and the municipal constitutional obligation, in growth areas, to provide a realistic opportunity for the construction of a fair share of affordable housing for low and moderate income households.</p> <p><b>Policy 602:</b> To promote, where appropriate and permitted by the Land Use Capability Zone, center-based development approaches that address a mix of housing types, support mixed uses, and implement compact development approaches.</p> <p><b>Policy 603:</b> To promote, where appropriate and permitted by the Land Use Capability Zone, affordable housing within new residential and mixed use development, redevelopment, or adaptive reuse projects.</p> <p><b>Policy 604:</b> To encourage the targeting of new housing to areas with compatible existing densities and within walking distance of schools, employment, transit, and community facilities and services.</p> <p><b>Policy 605:</b> To locate and maintain community facilities and services that support compact development patterns, shared services, and provide a high level of service.</p> <p><b>Policy 607:</b> To require that conforming municipalities implement both the resource protection requirements of the RMP along with the New Jersey Supreme Court's doctrine, in its Mount Laurel decisions, that every municipality in a "growth area" has a constitutional obligation to provide through its land use regulations, sound land use, and long range planning, a realistic opportunity for a fair share of its region's present and prospective</p>



SDRP Goal	SDRP Policies	SDRP Indicators	Consistency of RMP's Goals and Policies with SDRP
			needs for housing for low and moderate income families. <b>Policy 608:</b> To require that conforming municipalities update and adopt a housing element, fair share plan, and implementing ordinance(s) to reflect current conditions and resource protection requirements of the RMP.

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<p><b>Goal 7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value</b></p> <p>STRATEGY: Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.</p>	<p><b>Policy on Historic, Cultural and Scenic Resources:</b></p> <p>Protect, enhance, and where appropriate rehabilitate historic, cultural and scenic resources by identifying, evaluating and registering significant historic, cultural and scenic landscapes, districts, structures, buildings, objects and sites and ensuring that new growth and development is compatible with historic, cultural and scenic values</p> <p><b>Policy on Open Space and Natural Systems:</b></p> <p>Protect biological diversity through preservation and restoration of contiguous open spaces and connecting corridors; manage public land and provide incentives for private land management to protect scenic qualities, forests and water resources; and manage the character and nature of development for the protection of wildlife habitat, critical slope areas, water resources, and for the provision of adequate public access to a variety of recreational opportunities.</p>	<p><b>Key Indicator 2.</b></p> <p>The amount of land permanently dedicated to open space and farmland preservation</p> <p><b>Indicator 12.</b></p> <p>Conversion of land per person</p>	<p><b>Part 1 Natural Resources</b></p> <p><b>Subpart E Land Preservation and Stewardship:</b></p> <p><b>Goal 1H:</b> Protection of critical resources through land preservation and stewardship of open space throughout the Highlands Region.</p> <p><b>Policy 1H3:</b> To develop and maintain a confidential inventory of open space lands and farmland within Conservation Priority Areas and Agricultural Priority Areas which should be preserved.</p> <p><b>Policy 1H7:</b> To identify and designate a Special Environmental Zone in the Preservation Area where development shall not occur in order to protect water resources and environmentally sensitive lands and which shall be permanently preserved through use of a variety of tools including, but not limited to, fee simple acquisition, easement acquisition, transfer of development rights programs, and development regulations.</p> <p><b>Goal 1J:</b> Preservation of forests in private ownership through creation of a forest preservation easement program.</p> <p><b>Goal 1M:</b> Protect the unique character of Highlands Lake Communities.</p> <p><b>Part 3 Agricultural Resources</b></p> <p><b>Goal 3A:</b> Protection and enhancement of agricultural resources and the agricultural industry in the Highlands Region.</p> <p><b>Part 4 Historic, Cultural, Archaeological and Scenic Resources</b></p> <p><b>Goal 4A:</b> Protection and preservation of the historic, cultural and archaeological resources of the Highlands Region.</p> <p><b>Goal 4B:</b> Protection and enhancement of the scenic resources within the Highlands Region.</p>

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<p><b>Goal 8: Ensure Sound, Integrated Planning and Implementation Statewide</b></p> <p>STRATEGY: Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.</p>	<p><b>Policy on Comprehensive Planning:</b></p> <p>Promote planning for the public's benefit, and with strong public participation, by enhancing planning capacity at all levels of government, using capacity-based planning and Plan Endorsement to guide the location and pattern of growth and promoting cooperation and coordination among counties, municipalities, state, interstate and federal agencies.</p> <p><b>Policy on Public Investment Priorities:</b></p> <p>It is the intent of the State Plan that the full amount of growth projected for the state should be accommodated. Plan Strategies recommend guiding this growth to Centers and other areas identified within Endorsed Plans where infrastructure exists or is planned and where it can be provided efficiently, either with private or public dollars. (Designated Centers are included in the category of communities with Endorsed Plans.) Public investment priorities guide the investment of public</p>	<p><b>Key Indicator 6.</b></p> <p>The degree to which local plans and state agency plans are consistent with the State Plan.</p>	<p>The final draft of the Highlands RMP went through a regional coordination and consistency review as it was shared with the State agencies prior to being released to the public. These State agencies included the OSG, the NJDEP, the NJDA, the COAH, the NJDOT, and NJ Transit. The Highlands Council is grateful for the collaboration with the State agencies, which resulted in the final adopted RMP.</p> <p>Each individual resource component in the RMP has specific Goals, Policies, and Objectives that address municipal and county Plan Conformance with the RMP. The Goals, Policies, and Objectives are too extensive to list here. The Future Land Use Goals below address directing growth to the appropriate Land Use Capability Zone consistent with the SDRP directing growth to the appropriate State Plan Policy Map area.</p> <p>The RMP's policies for agency coordination and municipal and county conformance requirements are included in <b>Chapter 6 - Regional Master Plan Conformance, Consistency and Coordination.</b></p> <p><b>Part 6 Future Land Use</b></p> <p><b>Goal 6A:</b> Use the Highlands Land Use Capability Map Series as a framework for determining the character, location, and magnitude of new growth and development in the Highlands Region.</p> <p><b>Goal 6B:</b> Preservation of the land and water resources and ecological function of Highlands areas in the Protection Zone.</p> <p><b>Goal 6C:</b> Limitation of development in the Protection Zone to development and redevelopment which does not adversely affect the natural resources of the Highlands Region ecosystem.</p> <p><b>Goal 6D:</b> Protection and enhancement of agricultural uses and preservation of associated land and water resources in Highlands Area in the Conservation Zone.</p> <p><b>Goal 6E:</b> Incorporation of regional development patterns and related environmentally sensitive areas within existing community zones.</p> <p><b>Goal 6F:</b> Support of compact development, mixed use development and redevelopment and maximization of water, wastewater and transit infrastructure investments for future use of</p>

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	dollars to support and carry out these Plan Strategies.		<p>land and development within the Existing Community Zone.</p> <p><b>Policy 6F6:</b> To encourage new population growth, where desired by the municipality, and development in the Existing Community Zone is in the form of center based and mixed use development.</p> <p><b>Goal 6G:</b> Continually update and improve the Highlands Land Use Capability Map Series.</p> <p><b>Goal 6O:</b> Market-rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social, and environmental considerations and constraints.</p> <p><b>Policy 6O2:</b> To promote, where appropriate and permitted by the Land Use Capability Zone, center based development approaches that address a mix of housing types, support mixed uses, and implement compact development approaches.</p>

**Conclusion**

As the first Special Resource Area identified in the SDRP, the Highlands Region is very much an area that requires special and comprehensive planning. As contemplated by the 2001 SDRP, the legislative and executives branches have taken bold steps to ensure the continued protection of the Highlands. The Highlands Council has met the mandates and goals of the Highlands Act through the adoption of a comprehensive master plan for the Highlands Region. This *Self Assessment Report* demonstrates that the RMP is not only consistent with goals, policies, indicators and strategies of the SDRP but is also designed in a comprehensive manner to ensure that these goals will actually be achieved.