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**RMP Program: RMP Updates and Map Adjustments**  
**Version: November 7, 2007**

<p><b>Issue Overview</b></p>	<p>The RMP addresses the requirements of the Highlands Act to provide guidance to municipalities and counties for the implementation of the resource protection and smart growth policies during Plan Conformance. The Highlands Council recognizes that the RMP was created at a regional scale and that new, updated or additional information available at the federal, State, county, municipal or public level may become available. The <i>RMP Updates and Map Adjustments Program</i> outlines the processes for making RMP Updates and Map Adjustments to the numerous components of the RMP including the Land Use Capability Map Series (LUCM Series), other RMP maps, and supporting base data layers, and the tracking of these changes.</p>
<p><b>RMP Policies and Objectives Addressed</b></p>	<p><b>Policy 6B1.</b> To use the Land Use Capability Map Series (LUCM Series) as a geographic framework for land use planning and management within the Highlands Region. <i>Objective 6B1a.</i> <i>The LUCM Series shall be based on the most current and available data.</i> <b>Policy 6B2.</b> To develop a program for RMP Updates for all substantive components of the RMP based upon the receipt of new, corrected or updated factual information and verification by the Highlands Council, when and where necessary to improve the accuracy of the RMP. <b>Policy 6B3.</b> To develop a program allowing the approval of municipal and county petitions (with accompanying municipal support by resolution) for Map Adjustments to the LUCM Series and other RMP maps, other than the RMP Updates addressed in Policy 6B2. Such Map Adjustments must be supported by a demonstration that they: (1) comply with the intent of the RMP, (2) are based on municipal and county planning that results in a no net increase in land use intensity from the existing LUCM Series and RMP policies, (3) support both smart growth and resource preservation, and (4) provide no net loss of Highlands resources within the municipality or HUC14 such that all Map Adjustment protections are equal to or exceed, on a whole, the protection provided by the existing LUCM Series and RMP policies. In any case where the Map Adjustment involves a proposed adjustment to the Highlands Land Use Capability Zone Map designation from the Protection or Conservation Zone to Existing Community Zone, the demonstration must</p>

	<p>additionally meet at least five (5) of the following standards:</p> <ul style="list-style-type: none"> <li>• creates a meaningful opportunity for the use of Highlands Development Credits;</li> <li>• reduces the net impact on Highlands resources;</li> <li>• eliminates substandard wastewater treatment facilities;</li> <li>• contributes to the elimination of net water availability deficits in HUC14 subwatersheds;</li> <li>• creates meaningful opportunities to provide affordable housing;</li> <li>• creates meaningful employment opportunities for the residents of the Highlands Region in terms of the quantity and quality of jobs;</li> <li>• improves the balance of housing and employment in a manner which reduces the length of home/work trips within the Highlands Region;</li> <li>• promotes the use of alternative modes of transportation, including transit; or</li> <li>• provides uses and facilities which promote eco- and/or agro-tourism.</li> </ul>
<p><b>Program Summary</b></p>	<p>The RMP includes a process of RMP Updates and Map Adjustments to provide factual updates to the RMP, and for other adjustments to the LUCM Series and other RMP maps at the municipal and county level after the adoption of the RMP. RMP Updates and Map Adjustments involve an iterative process and exchange of information between the Highlands Council and local government units and are intended to result in improvements to the RMP and supporting data base information.</p> <p>The following are examples of RMP Updates:</p> <ul style="list-style-type: none"> <li>▪ On-going updates made by the Highland Council to RMP spatial base layers (for example, Land Use Land Cover updates, new Landscape Project Data, or newly acquired preserved lands);</li> <li>▪ Updates made during the Plan Conformance process including factual updates identified at the municipal and county scale; and</li> <li>▪ Updates made during Highlands Project Review (including but not limited to the designation of Highlands Redevelopment Areas, WQMP amendments, and Capital Projects).</li> </ul> <p>In contrast to the RMP Update process which is based on updated factual information, the Map Adjustment process serves as a mechanism to adjust the LUCM Series and other RMP maps based on policy decisions approved by the Highlands Council during Plan Conformance or upon the submission of a Map Adjustment Petition by a Highlands Region municipality or County.</p>
<p><b><i>RMP Updates – Highlands Council Base Layers</i></b></p>	<p><b>Program Description</b></p> <p>The Highlands Council has developed numerous spatial data layers in support of the RMP. Some were used directly to develop the LUCM Series, while others will be used primarily for Plan Conformance or Project Review. The Highlands Open Water Protection Area data layer is an example of a base data layer that was not used for the development of the LUCM Series, but will be used during Plan Conformance and Project Review. Some of these base data layers are updated regionally or statewide on a periodic basis by State or federal agencies or will be updated by the Highlands Council. Where a base layer is updated on this scale, the Highlands Council will periodically investigate the extent to which RMP Updates are appropriate using the new information.</p> <p>In addition, base data layers will need to be updated on a more local or even site-specific level based upon more detailed information available at that scale. Finally, RMP Updates are anticipated through the Plan Conformance process, Project Review, and Highlands Council initiated updates (see below).</p> <p>RMP Updates may be made by the Council where new information is presented and</p>

	<p>verified that changes the underlying assumption about conditions present in the area that were considered during the development of the RMP. RMP Updates must be based on data from published sources or other documented reliable sources acceptable to the Highlands Council. Changes shall be made based on the mapping and other criteria used to develop the RMP. These general data updates may occur when new information about areas or sites suggests that the RMP does not accurately reflect land conditions. RMP Updates in response to local and site-specific factual information will be made on an on-going basis. Submissions may come from conforming municipalities and counties, as well as non-conforming municipalities, using the <i>Digital Submission Standards</i> discussed below.</p> <p>RMP Updates related to the LUCM Series will be based upon updates to the Highlands Council base layers and indicators. Not all RMP Updates to the base layers will result in a change to the LUCM Series. In order to develop the LUCM Series, the Highlands Council used a modeled approach, called the Land Use ANalysis Decision Support (LANDS) model. The LANDS model uses a series of resource indicators and a set of geographic and planning rules, according to which, overlay zones were assigned for the Land Use Capability Zone Map. The Land Use Capability Zone Map will only change if RMP Updates made to the base data layer result in a different overlay zone assignment when analyzed through the LANDS model.</p> <p>For example, a petitioner may petition the Highlands Council for RMP Updates to the wastewater service existing area served (EAS) data layer. Upon verification of the information by the Highlands Council, the RMP update would be made to the Highlands EAS base data layer. A change to the Land Use Capability Zone Map would only be made if the rerun LANDS model output would result in a change in zone assignment for the area in question. However, the corrected EAS data layer will serve to support Plan Conformance and Project Review.</p> <p>As a second example, a large development to be built in an environmentally sensitive area is found to be exempt from the Highlands Act based on prior approvals. In this instance, the new information would reveal that despite the site’s sensitive features; the mapped resource features of the site may require an RMP Update due to the exempted approvals and scale of the development. As with the prior example, the change may or may not lead to a change in the Land Use Capability Zone Map , but would be reflected in future reviews.</p>
<p><b>Map Adjustments – Plan Conformance</b></p>	<p><b>Program Description</b></p> <p>The Highlands Council recognizes that planning is a dynamic process and the LUCM Series represents a snapshot in time and a specific and <u>regional</u> interpretation of how available geographic data should be represented. Therefore, the Council has established protocols for evaluating the LUCM Series and other RMP Maps during and after the Plan Conformance process.</p> <p>All requests for a Map Adjustments to must be submitted by a Highlands Region municipality or county (with accompanying municipal support by resolution) as a Petition for Map Adjustment or as part of a Petition for Plan Conformance. Such Petitions, based on local conditions (other than for general data and informational RMP Updates as discussed above), may be approved by the Highlands Council upon a finding that the proposed Map Adjustment is consistent with the goals, policies and objectives of the RMP. Such Map Adjustments requests must be supported by a demonstration that they meet the requirements described in <b>Policy 6B3</b>. The demonstration for the Map Adjustment must be prepared by a duly licensed</p>

	<p>professional and must be submitted with an authorizing resolution.</p> <p>Map Adjustments made during Plan Conformance or as a result of a Petition for Map Adjustment will help ensure that the RMP considers the most up-to-date information and that the LUCM Series recognizes the current conditions within a conforming municipality. Any Map Adjustments made as a result of the Plan Conformance process or as a result of a Petition for Map Adjustment will be effective immediately for the conforming entity or the area in question.</p>
<p><b>Map Adjustments – Project Reviews</b></p>	<p><b>Program Description</b></p> <p>Map Adjustments to the RMP and LUCM Series may also be made based upon Project Reviews. The Highlands Council is legislatively charged with reviewing proposed projects in the Highlands Region for consistency with the goals, requirements and provisions of the RMP. While the Council has the authority to comment on any project that requires federal and/or state agency permit approvals, reviews are specifically triggered by the categories identified in the <i>Project Review Program</i>.</p> <p>Review of projects may result in Map Adjustments based on the provision of more detailed or updated information specific to the site in question. Similar to the Map Adjustments relating to Plan Conformance or Petitions for Map Adjustments, changes will be made to Highlands Council baseline data layers and indicators, which may result in an adjustment to the LUCM Series. Any Map Adjustments made as a result of the project review will be effective immediately for the municipality or area where it has occurred.</p>
<p><b>RMP Updates and Map Adjustments – Requirements for Digital Submission Standards</b></p>	<p><b>Program Description</b></p> <p>For all RMP Updates and Map Adjustments, the digital submission standard will assist the Highlands Council and its participating entities in receiving, processing, utilizing, maintaining and disseminating digital data. All digital submissions shall meet the following minimum requirements:</p> <ol style="list-style-type: none"> <li>1. All digital maps shall be submitted as GIS shape files in New Jersey State Plane Coordinate System (NAD83 horizontal and NAV88 vertical) or the most current State Plane Coordinate System and in an ARCGIS compatible format.</li> <li>2. All accompanying digital documents including reports, narrative descriptions and tables shall be submitted in Microsoft Word, Excel or compatible format.</li> </ol> <p>Any submissions to the Highlands Council that do not satisfy the requirements shall be deemed incomplete and no further action shall be taken. See the <i>Highlands Digital Standards</i> for the complete submission standards.</p>
<p><b>RMP Updates and Map Adjustments– Tracking</b></p>	<p><b>Program Description</b></p> <p>All Council approved RMP Updates and Map Adjustments will be documented and publicly available. To provide an accurate picture of the progression that the RMP and LUCM Series takes over time, RMP Updates and Map Adjustments that are made shall be maintained in a database and as GIS spatial data in accordance with Highlands data management and data sharing protocols.</p>