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**DRAFT – FOR CONSIDERATION AT THE NOVEMBER 8, 2007
MEETING OF THE HIGHLANDS COUNCIL**

RMP Program: Highlands Smart Growth Manual
Version: November 7, 2007

<p>Issue Overview</p>	<p>The Highlands Act notes that, “the existing land use and environmental regulation system cannot protect the water and natural resources of the New Jersey Highlands against the environmental impacts of sprawl development.” (Section 2).</p> <p>The Highlands Act requires that this Plan’s smart growth component include 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.” (Section 11.a.(6))</p> <p>The Highlands Act requires the RMP to promote smart growth practices in the Highlands Region, particularly with regard to development in the Existing Community Zone and in areas appropriate for redevelopment.</p>
<p>RMP Policies and Objectives Addressed</p>	<p>Policy 6.4.1.3. To ensure that development activities within the Existing Community Zone are subject to standards and criteria which ensure that development and redevelopment does not adversely affect natural resources and incorporate smart growth principles.</p>
<p>Program Summary</p>	<p>The Highlands Council will work with state and local agencies and technical and planning experts to prepare a guidance manual on smart growth techniques for use by Highlands Region municipalities, and will employ an outreach and assistance program in support of both development and utilization of the manual.</p>
<p>Highlands Smart Growth Manual</p>	<p>Program Description</p> <p>The Highlands Council working in partnership with agencies and development partners will prepare a Highlands Smart Growth Manual addressing issues including but not limited to the following:</p> <ul style="list-style-type: none"> • Location efficiency • Resource efficiency • Green building technology, including water conservation and energy efficient practices

	<ul style="list-style-type: none"> • Innovative building practices and techniques • Site layout and design techniques • Cluster, lot-averaging and conservation development techniques • Promoting a better jobs to housing balance • Redevelopment and revitalization techniques • Addressing affordable housing and community facilities • Connecting transportation, transit and land use planning • List of state and national smart growth publications and resources
Municipal Outreach	<p>The Highlands Council will distribute the Highlands Smart Growth Manual to all Highlands Region municipalities. It will establish an outreach program to engage professional planners, landscape architects, architects and property owner/developers implementing Smart Growth practices in the Highlands Region. Finally, the Council will provide technical and planning assistance and planning grants to municipalities with regard to the use of the Highlands Smart Growth Manual.</p>