

**Guidance for Municipal Plan Conformance with the Highlands Regional Master Plan
Redevelopment Conformance Standards
New Jersey Highlands Council**

COMPONENT	STATUS ¹	STANDARDS	COMMENTARY
Municipal Master Plan and Land Use Plan Element		BASIC PLAN CONFORMANCE STANDARDS: 1. General (Background Statement): NA 2. Policy Statement: Adopt by reference RMP Policies 6L1, 6L2, and 6L2a into the policies, goals, objectives section of the Master Plan. Relate the policies to MLUL purposes as appropriate. 3. LUC Zones: NA 4. Preservation Area Special Provisions: NA	See Policy 6L1 requiring conforming municipalities to identify any development, redevelopment, and brownfield opportunities in the local Land Use Plan Element of their master plans, as appropriate. Policy 6L2 requires that municipalities amend development regulations and zoning to enable project implementation of local redevelopment initiatives that are identified under Policy 6L1 and locally endorsed through Plan Conformance. Objective 6L2a establishes that municipal review of local redevelopment projects shall be consistent with RMP smart growth and low impact development policies and objectives.
		PLAN CONFORMANCE STANDARDS: 1. Master Plan Requirements: Establish redevelopment as a viable approach for accommodating future development needs as a policy of the municipality, enumerating the purposes and benefits as cited in the local Land Use Element. Adopt Regional Master Plan definitions for redevelopment, brownfield, and grayfield. 2. Land Use Plan Element Requirements: Establish the importance of redevelopment as an approach for accommodating future development needs. Redevelopment is less land consumptive than greenfield development and can convert underutilized areas, brownfields, and grayfields into new land uses through structure replacement, infill and adaptive reuse approaches. Municipalities must include a block and lot listing of any current and future local initiatives, including development, redevelopment and brownfield sites. The listing shall include a brief narrative of the identified current and future initiatives and their objectives. Provide a listing of any existing redevelopment plans, consistent with the Local Redevelopment and Housing Law (“LRHL”),	Brownfields and grayfields are two types of sites which commonly possess characteristics worthy of investigating for purposes of redevelopment. The definition of a brownfield is, “any former or current commercial or industrial site that is currently vacant or underutilized and on which there has been or there is suspected to have been, a discharge of a contaminant.” Grayfields are sites usually containing industrial or commercial facilities exhibiting signs of abandonment or underutilization in areas with existing infrastructure, but without evidence or expectation of contamination. While municipalities are required to provide a

¹ This column is for the municipal self-assessment. C = fully complete. P = partially complete, with a need for improvement. IP = in progress. NS = not started. NA = not applicable (e.g., for a municipality for which this component is not relevant).

		<p>N.J.S.A. 40A:12A-1 et seq.</p> <p>In order to complete the aforementioned items, municipalities shall first complete the following Plan Conformance activities, pursuant to the Plan Conformance Guidelines:</p> <p>(1) Review Highlands LUCM maps, charts and technical data to identify any need for RMP Updates. The RMP Updates Program is designed to facilitate and coordinate the exchange and verification of updated, relevant factual information. As a result, the RMP and LUCM will reflect the most current data for use during Plan Conformance.</p> <p>(2) Determine local land use capability, through a Land Use Capability Analysis and “Limiting Factor” Analysis, combining land, resource, and utility based capacity considerations consistent with the provisions of the RMP (pursuant to the Land Use Capability Analysis Approach Program).</p> <p>(2) Utilize the Highlands Build Out Model to develop a local build out analysis that incorporates RMP policies and objectives to evaluate land use capability and capacity planning. The local build out analysis will assist municipalities in determining household and employment projections that are consistent with RMP conformance.</p> <p>(4) Based on the findings from the Land Use Capability Analysis, “Limiting Factor” Analysis, and Highlands Build out Model, municipality shall consider modifications to zoning to more fully utilize available resource or utility capacities, protect natural resources, and permit development and redevelopment to meet the current and future needs of the municipality consistent with RMP policies.</p> <p>3. Development Regulations Requirements: Ensure that municipal and county development regulations and/or zoning will enable project implementation of local <u>redevelopment</u> initiatives that are identified through Regional Master Plan Policy 6L1 and locally endorsed through Plan Conformance. These redevelopment projects shall be reviewed to ensure consistency with RMP resource standards, smart growth and low impact development policies. Redevelopment initiatives must be consistent with Regional Master Plan and NJDEP resource standards. Regional Master Plan policy encourages and permits redevelopment in the following situations:</p> <ul style="list-style-type: none"> • Preservation Area redevelopment of sites with 70% or greater impervious surfaces or a brownfield in areas designated by the Highlands Council as Highlands Redevelopment Areas in accordance with N.J.A.C 7:38-6.6 and 6.7 through the Highlands Redevelopment Area Designation process. • Redevelopment in the Existing Community Zone in the Planning Area of brownfields, grayfields, and other previously developed areas that have adequate water, wastewater and transportation capacity, and are 	<p>list of current and future local initiatives, including development, redevelopment and brownfield sites, amendments to development regulations and zoning apply only to <u>redevelopment</u> initiatives. The required development regulation and zoning review will identify and rectify any impediments to implementing locally desired redevelopment initiatives.</p>
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		<p>appropriate for increased land use intensity or conversion to open space, as approved through Plan Conformance or the Highlands Redevelopment Area Designation process. Densities of five dwelling units and above are encouraged, and are required in areas designated voluntarily as TDR Receiving Zones where TDR benefits are sought under the Highlands Act.</p> <ul style="list-style-type: none"> • Redevelopment in the Conservation and Protection Zones in the Planning Area of brownfields and grayfields that have adequate water, wastewater, transportation capacity, and are appropriate for increased land use intensity or conversion to greenfields, as approved through Plan Conformance or the Highlands Redevelopment Area Designation process. <p>The <i>Procedures for Highlands Redevelopment Area Designations</i> establish the process and procedures for site(s) approval for redevelopment.</p>	
Institutional Capability		<ol style="list-style-type: none"> 1. Planning: The Council will provide assistance should planning board and zoning board of adjustment members and staff require assistance with this issue to ensure that development regulations and zoning are properly amended to enable implementation of redevelopment initiatives and that conformance with the RMP is maintained. 	To assist board members and staff regarding this topic and the implementing ordinance the Council will provide educational and training opportunities as requested. Council will work with the municipality's professionals if requested. .
		<ol style="list-style-type: none"> 2. Project Review: Municipalities must have the capacity to interpret the amended development and/or zoning regulations that ensure development regulations and zoning are properly amended to enable implementation of redevelopment initiatives. Project review must ensure that proposed redevelopment projects are consistent with RMP resource standards and smart growth and low impact development policies. 	Same as for planning
		<ol style="list-style-type: none"> 3. Independent Projects: The municipality must periodically and in a timely manner inform the Highlands Council of special or independent projects (e.g., preliminary investigation to determine if an area is in need of redevelopment) developed and implemented regarding redevelopment, as related to Plan Conformance or RMP implementation. 	
Recommended Model or Example Ordinances (up to five, with model ordinances listed first)		<ol style="list-style-type: none"> 1. NA 	Model and draft ordinances are listed for informational purposes only. Specific language from each ordinance must be reviewed by competent legal and planning experts to determine what is most appropriate for use in complying with the Highlands Council standards for Plan Conformance.