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### **DRAFT – FOR CONSIDERATION AT THE MAY 1, 2008 MEETING OF THE HIGHLANDS COUNCIL**

## **Water Supply and Wastewater Utility Service Area GPOs**

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Public comments to the Final Draft RMP raised several critical issues that made clear a need for significant clarifications and consolidation of policies and objectives related to the potential for creating or expanding public water supply infrastructure, public wastewater infrastructure, and community on-site wastewater systems. Comments suggested GPO changes regarding the following issues, which are followed by a summary of the recommended changes from Council staff. The extent of the changes and consolidation of language made it very difficult to provide a simple mark up of the existing text. Instead, a new draft of the GPOs is provided, with two columns to the right indicating the status (c = changed; nc = no change; d = deleted) and the original location of the concept addressed by the new policy or objective:

1. Clarify that the RMP policies and objectives regarding infrastructure in the Preservation Area are fully in conformance with the requirements of the Highlands Act;
  - The language at Policy 2I1 as revised consolidates the Preservation Area prohibitions for both water supply and wastewater infrastructure extensions except where it is exempt from the Highlands Act or a waiver is approved under N.J.A.C. 7:38. This language replaces Preservation Area language in the original Objective 2K5c regarding wastewater infrastructure, and adds language regarding water supply infrastructure. New objectives are included under Policy 2I1 to clarify the method by which the restrictions will be enforced, the effects of waivers, and the requirement for maximum protection of various Highlands resources where a waiver is approved.
2. Clarify how policies regarding Highlands resource areas (e.g., open water buffers, steep slopes, wetlands), and the Agricultural Resource Area and Forest Resource Area, apply.
  - Objectives 2J4a (for water supply) and 2K5c (for wastewater) as revised clarify infrastructure limits regarding specific types of sensitive Highlands environmental resources (where infrastructure is prohibited unless exempt or subject to a Highlands Act waiver), and the Agricultural and Forest Resource Areas (where infrastructure is prohibited except for cluster development plus the exemptions and waivers that apply in the Preservation Area). The previous wording was unclear regarding the intent.

**DRAFT - FOR CONSIDERATION AT THE MAY 1, 2008  
MEETING OF THE HIGHLANDS COUNCIL**

3. Ensure that projects to provide sewerage to areas with high density septic systems or public health and safety issues do not create additional environmental and public health issues, such as creating or exacerbating water availability deficits.
  - Objective 2K3c, as revised, includes more detailed language regarding the issue of public health and safety threats from septic systems, and includes language requiring that projects addressing these threats must “maximize the protection of sensitive environmental resources.” Further, the waiver provisions of N.J.A.C. 7:38 require that the waiver be for the minimum extent necessary to address the purpose of the waiver, and that six narrative criteria be met. Finally, policies of the RMP prohibit actions that create or exacerbate water availability deficits. Therefore, actions under this objective and waiver will be tightly constrained. Further details are in the draft RMP Program on “Water and Wastewater Utilities” in Chapter V.
4. Provide more detailed information on how “public health and safety issues” related to septic systems will be identified.
  - More detailed information on the process has been provided in the draft RMP Program on “Water and Wastewater Utilities” for Chapter V. The Highlands Council will develop detailed procedures for implementation of that program.
5. Clarify policies and objectives regarding infrastructure extensions within the Existing Community Zone, regarding areas outside of sensitive environmental areas and the Environmentally-Constrained Sub-zone.
  - Objectives 2J4c and 2K3e have been revised to clarify this issue, noting that extensions are allowable if capacity exists, the sensitive environmental areas and the Environmentally-Constrained Sub-zone are avoided, and all RMP policies are met. Where utility extensions in the ECZ are proposed that are not in the environmentally-constrained sub-zone, minimum densities apply to ensure efficient use of utility capacity. These extensions are not cluster development, and the development yields are not affected by septic system capacity or any other policies other than the minimums shown.
6. Clarify where affordable housing projects (where the affordable units exceed 10% of the total units) fit in the priority for use of available public water supply and wastewater utility capacity.
  - Existing utilities are located within the Existing Community Zone, and Objectives 2J4c and 2K3e have been revised, in part, to include affordable housing projects (where the affordable units exceed 10% of the total units) within the Existing Area Served as a higher priority for the use of remaining utility capacity (along with public health and safety projects, redevelopment and TDR Receiving Zones) than expansion of infrastructure to other parts of the Zone. In a related issue, Objective 6B1e as revised clarifies that the density requirement for center-based voluntary growth will be consistent with the State Development and Redevelopment Plan, and that the 5 DU/acre for TDR Receiving Zones applies only where the Highlands Act benefits for TDR programs will be used.
7. Clarify the policies and objectives regarding cluster development in the Planning Area that relies on public water supply infrastructure, public wastewater infrastructure or community on-site wastewater systems.

**DRAFT - FOR CONSIDERATION AT THE MAY 1, 2008  
MEETING OF THE HIGHLANDS COUNCIL**

- Objectives 2J4b and 2K3d as revised include language regarding the use of infrastructure within clusters in the Protection Zone, Conservation Zone and Environmentally-Constrained Sub-zones of the Planning Area, and specify (as a change from the Final Draft RMP) that between 80% and 90% of the project area be preserved where wastewater infrastructure or community on-site wastewater systems will be used. Otherwise, the 80% minimum from the Final Draft RMP is still recommended. Development yields for the clusters are based on the relevant septic system density for the project area (all affected properties that would either contain the cluster or be preserved as part of the cluster). As an example, if development density on septic systems in the Conservation Zone would allow one house per ten acres, and a 200 acre property is involved, then the 20 houses would need to be placed on no more than 40 acres if septic systems are used, but on no more than 20 acres if sewers are used. If two more adjacent parcels are added that total 200 acres, then the cluster would be 40 houses on no more than 40 acres with sewers, all of which could be placed on the initial property with the remainder of that property plus the two new parcels preserved. The concept also works with non-contiguous clustering (where all parcels are under one owner) or intra-municipal TDR (where the parcels are under various owners). Clustering of 1000 acres would yield 100 homes on no more than 100 acres with sewers. In each case, the density of 1 unit per acre is actually low for sewer service, even including roads, neighborhood parks, etc. This issue will be addressed in greater detail during the discussion on clusters.
8. Ensure that cluster development that uses agricultural preservation for the remaining lands will ensure continued agricultural viability and application of best management practices. Clarify the application of best management practices for the preserved agricultural lands.
- Objectives 2J4b and 2K3d as revised include language (as a change from the Final Draft RMP) requiring the development and implementation of Farm Conservation Plans that focus on the protection of water resources as a condition of approval. This issue will be addressed in greater detail during the discussion on clusters.
9. Clarify the priority for agricultural preservation versus cluster development.
- This issue will be addressed during the discussion on clusters, making clear that the highest priority is on preservation through easement or Highlands Development Credit purchases, and in the absence of those preservation methods, clustering.
10. Reduce redundancy among the policies and objectives, and to ensure that provisions with the same intent are worded in exactly the same manner to reduce confusion over meaning.
- Extensive consolidation of text, use of cross-references and new language is used to minimize redundancies and to avoid the need for excessive repetition of language.

**DRAFT - FOR CONSIDERATION AT THE MAY 1, 2008  
MEETING OF THE HIGHLANDS COUNCIL**

**Water and Wastewater Utility Service Area Policies and Objectives**

Final RMP Proposed Language	Status*	Prior #
<b>Objective 1A2d</b> Prohibit through Plan Conformance, local development review and Highlands Project Review the expansion or creation of public water supply systems or public wastewater collection and treatment systems or community-based on-site wastewater facilities into forested areas of the Forest Resource Area within the Planning Area except as provided for in Policy 2J4 with Objectives 2J4a through 2J4d, and Policy 2K3 with Objectives 2K3a through 2K3e, and within the Preservation Area except as provided for in Policy 2I1 and Objectives 2I1a and 2I1b.	c	1A2d
<b>Policy 2B7</b> To require through Plan Conformance, local development review, Highlands Project Review, and interagency coordination that proposed public water supply and wastewater service areas, water allocations and bulk water purchases will not directly or indirectly cause or contribute to a Net Water Availability deficit, and where feasible will help mitigate any existing deficit.	c	2B7
<b>Objective 2B7a Wastewater</b> Management Plans or amendments shall ensure that the proposed service area will not directly or indirectly cause or contribute to, or could help mitigate, a Net Water Availability deficit.		2B7
<b>Objective 2B7b NJDEP</b> Water Allocation decisions shall ensure that any new or increased water allocation permits do not result in significant reductions in safe yields for any water supply facility with an existing water allocation permit and NJDEP-approved safe yield.	c	2B8e, 2B9f, 2B10h
<b>Objective 2H2a Prohibit</b> land uses that have a significant potential to result in the discharge of pathogens (including but not limited to septic systems and engineered stormwater infiltration from surfaces with significant potential for contact with pathogenic contaminants) to ground water or to the land surface within a designated Tier 1 Wellhead Protection Area, such that they may degrade or contribute to the degradation of ground water quality. Require that the construction of sewer lines within Tier 1 of a Well Head Protection Area prevent seepage of untreated sewage into ground water.	c	2H2a, 2K4c
<b>Policy 2I1</b> To prohibit the expansion or creation of public water supply systems, public wastewater collection and treatment systems and community on-site treatment facilities in the Preservation Area unless approved through a Highlands Applicability Determination or a Highlands Preservation Area Approval with waiver pursuant to N.J.A.C. 7:38.	c	2I1, 2K5c
<b>Objective 2I1a Designated</b> sewer service areas in the Preservation Area shall be restricted to the Existing Area Served as of August 10, 2004, except to serve development that is approved through a Highlands Applicability Determination or a Highlands Preservation Area Approval with waiver pursuant to N.J.A.C. 7:38.	c	2I1
<b>Objective 2I1b</b> The expansion or creation of public water supply systems, public wastewater collection and treatment systems and community on-site treatment facilities in the Preservation Area as approved through a Highlands Preservation Area Approval with waiver pursuant to N.J.A.C. 7:38 shall maximize the protection of sensitive environmental resources including avoidance of Open Water buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agricultural	c	2K5c

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**DRAFT - FOR CONSIDERATION AT THE MAY 1, 2008  
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Final RMP Proposed Language	Status*	Prior #
lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas, and Critical Habitat Areas.		
<b>Policy 2I2</b> To identify through Plan Conformance and Highlands Redevelopment Area designation procedures those lands of the Preservation Area that may be appropriate for the extension or creation of public water supply systems, public wastewater collection and treatment systems and community on-site treatment facilities for redevelopment that would meet the waiver requirements of N.J.A.C. 7:38.	c	2I2
<b>Policy 2J1</b> To establish and maintain an inventory of Highlands Public Community Water System infrastructure, including developed parcels with current connections to existing utility service areas.	nc	2J1
<b>Objective 2J1a</b> The development and maintenance of an inventory of Existing Areas Served.		2J1a
<b>Objective 2J1b</b> The development and maintenance of an inventory of the service areas and capacity of Highlands Public Community Water Supply Systems, including a comprehensive data base of water utilities that are dependent on Current Deficit Areas or Existing Constrained Areas as a source of water, with estimates of the extent to which service area demands and water allocation permits may exceed available water.		2J1b, 2J5b
<b>Objective 2J1c</b> The development of an estimate of available water supply capacity for each Highlands Public Community Water Supply System.		2J1c
<b>Objective 2J1d</b> The identification of remaining available water supply system capacity to support regional growth opportunities within the Highlands Region.		2J1d
<b>Policy 2J2</b> To ensure, through Plan Conformance and Highlands Project Review, that Highlands Public Community Water Systems conform with Policy 2B7.	c	2J2
<b>Objective 2J2a</b> Limit future water system demand and reduce existing demand where feasible by water systems that are dependent on Current Deficit Areas or Existing Constrained Areas as a source of water.	c	2J5c
<b>Objective 2J2b</b> Limit future water system demands to levels that will not create a Current Deficit Area where one does not currently exist.	c	2J5d
<b>Policy 2J3</b> To identify, through Plan Conformance, the RMP Water Resources Science Agenda and other means, areas of the Highlands Region with existing or imminent threats to public health and safety from contaminated domestic and other on-site water supplies that are of sufficient scale to potentially justify the extension or creation of a public water supply.	c	2J3
<b>Policy 2J4</b> To minimize, through Plan Conformance, local development review and Highlands Project Review, the creation or extension of public water supply systems within the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area, and to allow for the creation or extension of public water supply systems where appropriate within the Existing Community Zone.	c	2J4
<b>Objective 2J4a</b> Prohibit new, expanded or extended public water systems within the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area unless they are shown to be necessary for and are approved by the Highlands Council for one or more of the purposes listed below.	c	2J4a

**DRAFT - FOR CONSIDERATION AT THE MAY 1, 2008  
MEETING OF THE HIGHLANDS COUNCIL**

Final RMP Proposed Language	Status*	Prior #
<p>For approvals regarding parts 1, 2 and 4, the project must maximize the protection of sensitive environmental resources such as Open Water buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas and Critical Habitat Areas. For approvals regarding part 3, the project must avoid disturbance of Open Water buffer areas, Riparian Areas, Steep Slopes and Critical Habitat Areas, and must minimize disturbance of the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas, and Prime Ground Water Recharge Areas. The extension or creation of systems shall follow the requirements in Objective 2J4b (parts 2 and 3). The applicable purposes are:</p> <ol style="list-style-type: none"> <li>1. to address a documented existing or imminent threat to public health and safety from contaminated domestic and other on-site water supplies that is of sufficient scale to justify a public water supply and where no alternative is feasible that would sufficiently assure long-term protection of public health and safety. To address other issues of public health and safety. Such needs shall have highest priority for allocation of existing system capacity;</li> <li>2. to serve a designated Highlands Redevelopment Area;</li> <li>3. to serve a cluster development that meets all requirements of Objective 2J4b; or</li> <li>4. to avoid the taking of property without just compensation .</li> </ol>		
<p><b>Objective 2J4b</b> Clustered development served by public water supply within the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area shall be approved only if the following conditions are met:</p> <ol style="list-style-type: none"> <li>1. The development impacts are otherwise consistent with the requirements of the RMP, including provisions for mandatory clustering in Agricultural Resource Areas pursuant to Policy 3A6;</li> <li>2. Extension of an existing public water system will occur only where the cluster development is within or immediately adjacent to an Existing Area Served with available capacity;</li> <li>3. Creation of a new public water system will occur only where such development is not within or immediately adjacent to an Existing Area Served with available capacity;</li> <li>4. The clustered development preserves in perpetuity for environmental protection or agriculture purposes the following portion of the project area: <ol style="list-style-type: none"> <li>a. If served by septic systems, at least 80 percent;</li> <li>b. If served by a public or community on-site wastewater system, at least 80percent, and to the maximum extent feasible the developed portion of the project area (i.e. not including wetlands, open water buffers, recreational lands) is no more than 10 percent</li> </ol> </li> <li>5. Where the preserved land in the cluster project area is preserved for agricultural purposes, the cluster development ordinance and an Agriculture Retention/Farmland Preservation Plan requires continued agricultural viability of the agricultural land and the implementation of best management practices, including development and implementation of a USDA Natural Resources Conservation Service Farm Conservation Plan focused on protection of water resources.</li> </ol>	c	2J4b
<p><b>Objective 2J4c</b> Allow the expansion or creation of public water systems within the Existing Community Zone of the Planning Area, other than the Environmentally-</p>		2J5a

**DRAFT - FOR CONSIDERATION AT THE MAY 1, 2008  
MEETING OF THE HIGHLANDS COUNCIL**

Final RMP Proposed Language	Status*	Prior #
Constrained Sub-zone, to serve lands which are appropriate for designated TDR Receiving Zones, infill or redevelopment, to meet needs and protection requirements equivalent to Objective 2J4a within the Existing Community Zone, or to serve new areas for development that meet all other requirements of the RMP. TDR Receiving Zones, affordable housing projects (where the affordable units exceed 10% of the total units), infill and redevelopment shall have higher priority for capacity than expansion of public water service areas within this Zone.		
<b>Objective 2J4d</b> All development within the Highlands Region, in areas that are not served by public water systems, shall be at a density that can be supported by on-site wells. Where cluster development in the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area shall be served by on-site wells, and the undeveloped land is preserved for agricultural purposes in perpetuity, the cluster design in combination with the Agriculture Retention/Farmland Preservation Plan required by Objective 2J4b shall provide for best management practices that protect the on-site wells from contamination resulting from agricultural practices and shall include provisions to minimize or reduce net pollutant loadings from the total project area including the preserved agricultural lands.	c	2J4c
<b>Policy 2J5 and Objectives</b> – moved to other Policies	d	
<b>Policy 2J8 through Objective 2J8b</b>	nc	
<b>Objective 2J8c</b> Require that new residential development served by public community water systems, except where also served by septic systems, be at a minimum density of 1/2 acre per dwelling unit for the developed part of the site (i.e., not including wetlands, open water buffers, recreational space), to ensure cost-effective utility service.		2J8c (1 <sup>st</sup> one)
<b>Objective 2J8d</b> Require that new non-residential development served by public water systems, except where also served by septic systems, be designed to target a floor area ratio (FAR) of 0.84 for the developed part of the site (i.e., not including wetlands, open water buffers, recreational lands) to the maximum extent feasible, as a means to maximize parking and employment efficiency and compact development.	c	2J8c (2 <sup>nd</sup> one)
<b>Policy 2K1 and Objectives</b>	nc	
<b>Policy 2K2</b> To base projected demand for current needs, appropriate economic revitalization and opportunities for designated TDR Receiving Zones within Existing Areas Served on existing maximum three month demands plus an estimate of redevelopment needs based on either Highlands Council regional analyses or more detailed local analyses, to assess whether there is adequate treatment capacity to encourage redevelopment.	c	2K2
<b>Policy 2K3</b> To provide adequate, appropriate, efficient and cost-effective wastewater management to all development in the Highlands Region, through Plan Conformance, local development review and Highlands Project Review.	c	2K5, 2K3
<b>Objective 2K3a</b> Areawide Water Quality Management Plan, including Wastewater Management Plan and project-specific amendments, shall be consistent with requirements of this Plan.	c	2K5f
<b>Objective 2K3b</b> Existing wastewater collection and treatments systems which are non-compliant with state water quality standards for wastewater treatment and effluent discharge shall be prohibited from collecting and treating additional	c	2K5e

**DRAFT - FOR CONSIDERATION AT THE MAY 1, 2008  
MEETING OF THE HIGHLANDS COUNCIL**

Final RMP Proposed Language	Status*	Prior #
<p>wastewater until the treatment systems are fully compliant with State permit requirements.</p> <p><b>Objective 2K3c</b> Prohibit new, expanded or extended public wastewater collection and treatment systems and community on-site treatment facilities within the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area unless they are shown to be necessary for and are approved by the Highlands Council for one or more of the purposes listed below. For approvals regarding parts 1, 2 and 4, the project must maximize the protection of sensitive environmental resources such as Open Water buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas and Critical Habitat Areas. For approvals regarding part 3, the project must avoid disturbance of Open Water buffer areas, Riparian Areas, Steep Slopes and Critical Habitat Areas, and must minimize disturbance of the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Areas, and Prime Ground Water Recharge Areas. The choice of extension or creation of systems shall follow the requirements in Objective 2K3d (2 and 3). The applicable purposes are:</p> <ol style="list-style-type: none"> <li>1. to address a documented existing or imminent threat to public health and safety from a pattern of failing septic systems (where the failing systems cannot reasonably be addressed through rehabilitation or replacement) or highly concentrated septic systems, where the threat is of sufficient scale to justify a public wastewater collection and treatment system or community on-site treatment facility and where no alternative is feasible that would sufficiently assure long-term protection of public health and safety. To address other issues of public health and safety, such needs shall have highest priority for allocation of existing system capacity;</li> <li>2. to serve a designated Highlands Redevelopment Area;</li> <li>3. to serve a cluster development that meets all requirements of Objective 2K3d; or</li> <li>4. to avoid the taking of property without just compensation .</li> </ol>	c	2K3a, 2K3b, 2K3c, 2K4a, 2K5a, 2K5c
<p><b>Objective 2K3d</b> Clustered development served by a public wastewater collection and treatment system or community on-site treatment facility within the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area shall be approved only if the following conditions are met:</p> <ol style="list-style-type: none"> <li>1. The development impacts are otherwise consistent with the requirements of the RMP, including provisions for mandatory clustering in Agricultural Resource Areas;</li> <li>2. Extension of an existing public wastewater collection and treatment system will occur only where the cluster development is within or immediately adjacent to an Existing Area Served with available capacity;</li> <li>3. Creation of a community on-site treatment facility will occur only where such development is not within or immediately adjacent to an Existing Area Served with available capacity, where the proposed system is designed, permitted and constructed at a capacity limited to the needs of the clustered development, and where the system does not create the potential for future expansion into areas that are not the subject of cluster developments immediately adjacent to the initial cluster served;</li> </ol>	c	2K3d, 2K3f

**DRAFT - FOR CONSIDERATION AT THE MAY 1, 2008  
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Final RMP Proposed Language	Status*	Prior #
<p>4. The cluster development preserves at least 80 percent of the project area in perpetuity for environmental protection or agriculture purposes, and to the maximum extent feasible the developed portion of the project area (i.e. not including wetlands, open water buffers, and recreational lands) is no more than 10 percent.</p> <p>5. Where the preserved land in the cluster project area is preserved for agricultural purposes, the cluster development ordinance and an Agriculture Retention/ Farmland Preservation Plan requires continued agricultural viability of the agricultural land and the implementation of best management practices, including development and implementation of a USDA Natural Resources Conservation Service Farm Conservation Plan focused on protection of water resources.</p>		
<p><b>Objective 2K3e</b> Allow the expansion or creation of wastewater collection systems within the Existing Community Zone of the Planning Area, other than the Environmentally-Constrained Sub-zone, to serve lands which are appropriate for designated TDR Receiving Zones, infill or redevelopment, to meet needs and protection requirements equivalent to Objective 2K3c within the Existing Community Zone, or to serve new areas for development that meet all other requirements of the RMP. The highest priority for allocation of excess or additional wastewater treatment capacity is to areas where there are clusters of failed septic systems that are located within or adjacent to Existing Areas Served. TDR Receiving Areas, where designated, affordable housing projects (where the affordable units exceed 10% of the total units), infill and redevelopment shall have higher priority for capacity than other developments requiring expansion of sewer service areas.</p>	c	2K4a, 2K4b
<p><b>Objective 2K3f</b> All development within the Highlands Region, in areas which are not served by public wastewater collection and treatment system or community on-site treatment facility, shall be at a density that can be supported by septic systems under Goal 2L. Where cluster development in the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area shall be served by on-site wells, and the undeveloped land is preserved for agricultural purposes in perpetuity, the cluster design and the Agriculture Retention/Farmland Preservation Plan required by Objective 2K3d in combination shall include provisions for best management practices that protect the on-site wells from contamination resulting from agricultural practices and shall include provisions to minimize or reduce net pollutant loadings from the total project area including the preserved agricultural lands.</p>	c	2K3e
<p><b>Policy 2K4</b> -- moved or deleted as redundant. <b>Objective 2K4c</b> – Combined with 2H2a</p>	c	2K4
<p><b>Policy 2K5</b> -- moved or deleted as redundant.</p>	c	2K5
<p><b>Policy 2K6</b> To ensure the efficiency and cost-effectiveness of public wastewater collection and treatment systems, through Plan Conformance, local development review and Highlands Project Review.</p>	nc	2K6
<p><b>Objective 2K6a</b> Require that new residential development served by public wastewater collection and treatment systems be at a minimum density of 1/2 acre per dwelling unit for the developed part of the site (i.e., not including wetlands, open water buffers, and recreational space) to ensure cost-effective utility service.</p>	nc	2K6a

**DRAFT - FOR CONSIDERATION AT THE MAY 1, 2008  
MEETING OF THE HIGHLANDS COUNCIL**

Final RMP Proposed Language	Status*	Prior #
<b>Objective 2K6b</b> Require that new non-residential development served by public wastewater collection and treatment systems be designed to target a floor area ratio (FAR) of 0.84 for the developed part of the site (i.e., not including wetlands, open water buffers, recreational space) to the maximum extent feasible, as a means to maximize parking and employment efficiency and compact development.	nc	2K6b
<b>Objective 2K6c</b> Require the use of recycled or re-used water wherever possible including aesthetic purposes and non-potable purposes such as fountains, golf courses, and other recreational, commercial or agricultural uses.	c	2K5d
<b>Policy 3C1</b> To prohibit through Plan Conformance, local development review and Highlands Project Review the development of additional water and wastewater infrastructure in a Agricultural Resource Area within the Protection and Conservation Zones of the Planning Area, unless they meet the requirements of Policy 2J4 with Objectives 2J4a through 2J4d, and Policy 2K3 with Objectives 2K3a through 2K3e, and will maximize the preservation of agricultural lands within the Agricultural Resource Area.	c	3C1
<b>Policy 3C2</b> Delete – folded into 3C1	d	
<b>Objective 6B3e Prevent</b> the extension or creation of water and wastewater utility services in Protection Zone, Conservation Zone and Environmentally Constrained Sub-zones of the Planning Area, unless they meet the requirements of Policy 2J4 with Objectives 2J4a through 2J4d, and Policy 2K3 with Objectives 2K3a through 2K3e, and will maximize the protection of agricultural and environmentally sensitive resources.	c	6B1e
<b>Objective 6B7a Center</b> -based development initiatives that will rely upon public wastewater collection and treatment system or community on-site treatment facility should be planned within the Existing Community Zone to meet minimum density thresholds consistent with the State Development and Redevelopment Plan. Higher densities of five dwelling units and above are encouraged in areas designated as TDR Receiving Zones where benefits under the Highlands Act will be applied. Attainment of these density thresholds is discretionary, and shall be consistent with the resource and capacity goals and requirements in this plan. Centers in the Protection Zone and Conservation Zone, potentially including clustered development, shall be at densities appropriate to the zone, the community character and the use of septic systems or community wastewater systems.	c	6B7a
<b>Policy 6J1</b> To encourage 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.	nc	6J1
<b>Policy 6J2</b> To encourage redevelopment activities in the Existing Community Zone in the Planning Area on sites that meet the Preservation Area redevelopment site designation criteria, <u>or are</u> grayfields and other previously developed lands that have adequate water, wastewater, transportation capacity and are appropriate for increased land use intensity or conversion to greenfields.	c	6J2
<b>Policy 6J3</b> To encourage redevelopment activities in the Conservation and Protection Zones in the Planning Area on sites that meet the Preservation Area Highlands Redevelopment Area designation criteria, <u>or are</u> grayfields, and that have adequate water, wastewater, transportation capacity and are appropriate for increased land use intensity or conversion to greenfields.	nc	6J3