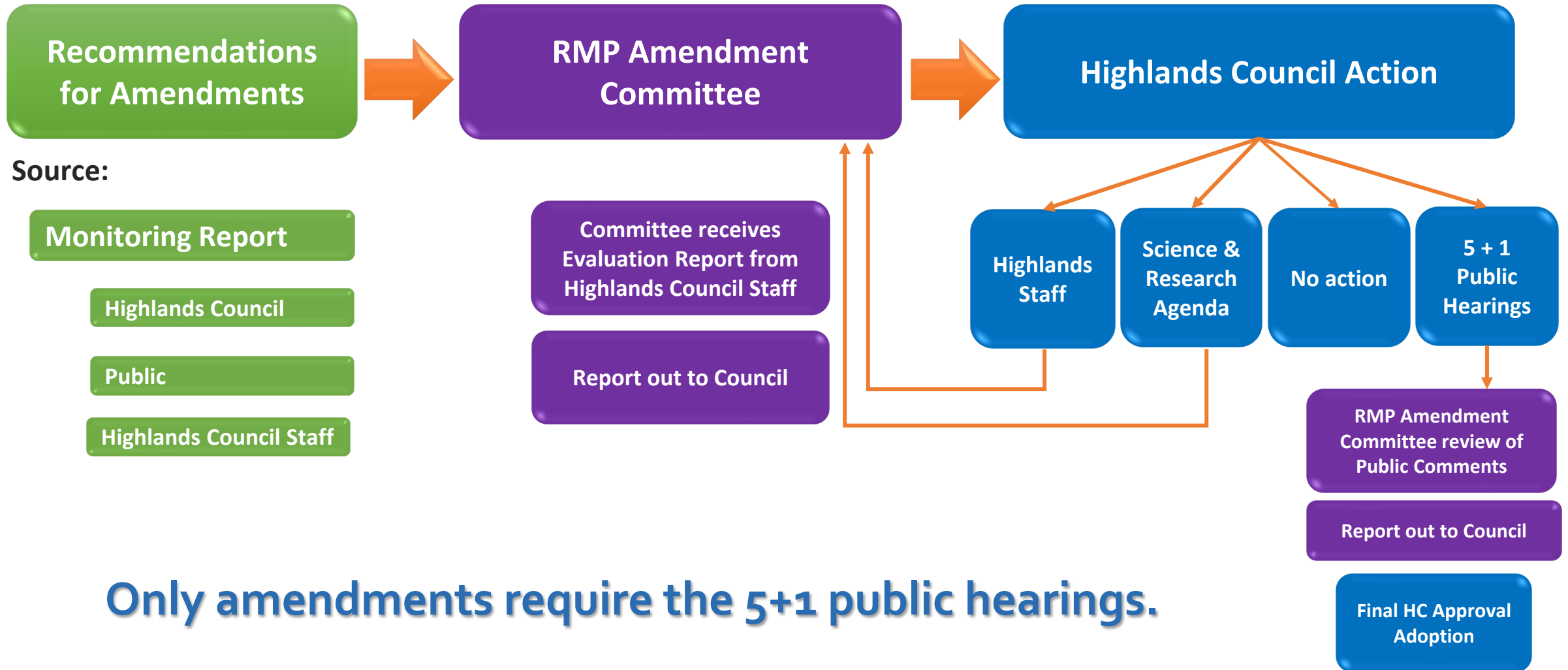


Highlands Council Meeting

Thursday, January 18, 2024



Regional Master Plan Amendment Process



Proposed Amendments 2024

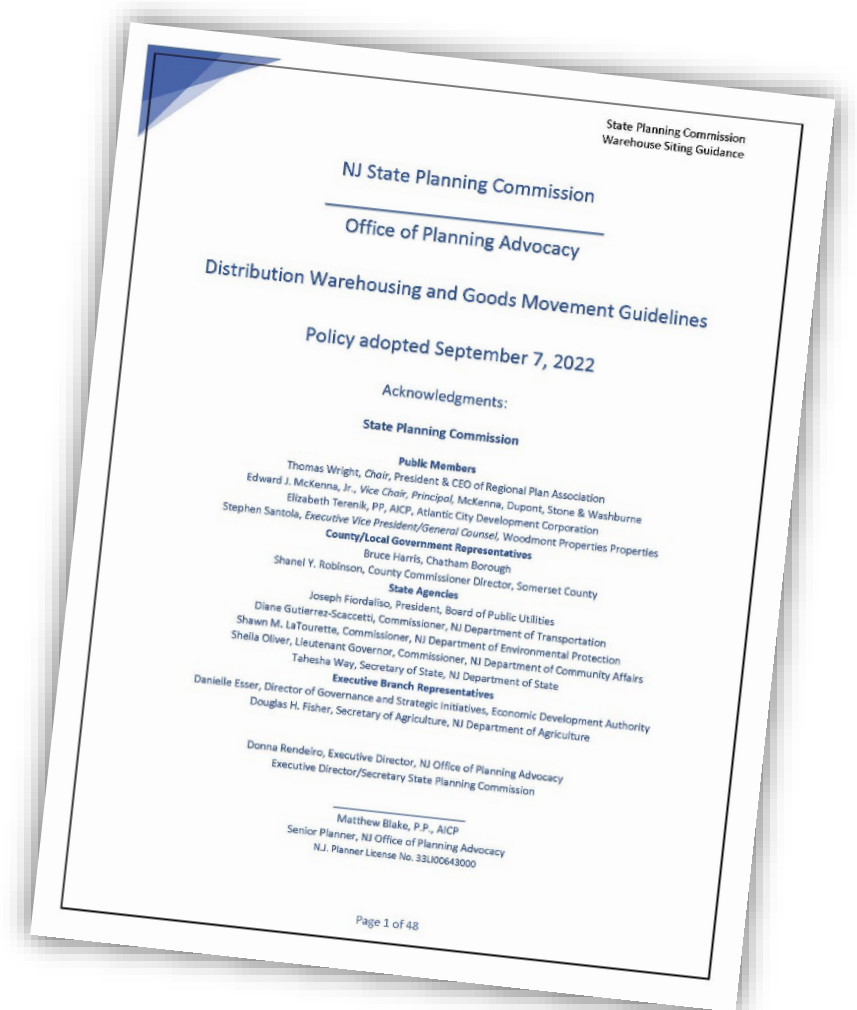
- Policy Standards for Warehousing in the New Jersey Highlands Region
- Updated Land Use Capability Zone Map
- Rough Timeline
 - Public Comment Open: January 22, 2024 (following Council Meeting)
 - Public hearings: Feb/March 2024
 - Revisions/Re-post: April 2024
 - Highlands Council vote/Adoption: May 2024

Policy statements on Climate and EJ will accompany.

Warehousing Guidelines

Background

- Distribution Warehousing and Goods Movement Guidelines released and adopted as policy by New Jersey State Planning Commission in September 2022.
- Recognized the New Jersey Highlands Region as a “Special Resource Area.”
- Highlands Council Authorizes release of Policy Standards for Warehousing in Highlands Region in April 2023



What does Highlands Guidance say?

The Highlands region is different from the rest of the state

Where warehouses should not go

- Avoid the Preservation Area, Conservation Zone and the Protection Zone
- Minimize loss of farmland
- Avoid environmental features/avoid Impact to Features
- Where infrastructure is limited or non-existent
- Avoid Overburdened Communities

Where warehouses should go

- Approved, **planned** Centers, Redev. A's
- Existing Community Zone
- Geographic proximity to transport network with ample capacity
- Access to other forms of transport (e.g. railroads)
- Locations with adequate existing infrastructure

Important Considerations

- Overall Impervious Coverage
 - Sub-Watershed Basis
 - Protect Integrity of Region's Waterways
- Transportation Network Analysis
- Highlands Resources
- Site Coverage/Clustering of Development
- Utility Capacity
- Carbonate Rock & Karst Topography
- Landscaping & Buffers
- Access to Site
- Stormwater Management
- Air, Heat & Noise, Lighting Impacts
- Energy
- Loading Requirements
- Green Infrastructure
- Building Standards
- What Can be Stored (Hazardous Materials)
- Truck Routing Plan
- Decommissioning Plan

Land Use Capability Zone Map Update

Jocelyn van den Akker, GIS Manager

Land Use Capability Zone (LUCZ) Map Update

- LUCZ is guiding policy map for region; **foundation of all we do.**
- Adopted in 2008; much underlying data has since been updated.
- **LUCZ will reflect most current available data.**
- Two changes:
 - Addition of FEMA Flood Hazard Data (including the 500-year flood plain)
 - Removal of Public Water EAS (existing data was inaccurate and updated data was unavailable)

**Provides basis for all future RMP Amendments
and will be critical for affordable housing analysis.**

Land Use Capability Zones

Zone

- Protection
- Conservation
- Existing Community

Sub-Zone

- Conservation - Environmentally Constrained
- Existing Community Environmentally Constrained
- Lake Community
- Wildlife Management Area
- Lakes Greater Than 10 Acres

- Interstate Highways
- Highlands Region
- County Boundaries



0 2.5 5 10 15 Miles

Date Exported: 10/11/2023

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