



Potential Growth Area Identification

July 27, 2006

Technical Memorandums can be accessed at:

http://www.highlands.state.nj.us/njhighlands/master/public_releases.html

Regional Master Plan Structure

The Regional Master Plan includes the following components,

1. Resource Assessment,
2. Smart Growth, including Transportation,
3. Coordination and Consistency,
4. Local Participation, and
5. Financial

The Smart Growth Component - A review of ways to balance resource protection needs, infrastructure constraints, and opportunities for growth in the Highlands Region.

Regional Development and Design Technical Report, which includes:

- Identification of potential growth areas and redevelopment areas and informs the Land Use Capability Map.

The analysis also informs the identification of potential TDR receiving areas.

Growth Areas & Redevelopment

Redevelopment opportunities are limited to those areas that have been previously developed and/or have existing contamination. Redevelopment may occur in appropriate locations in both the Planning and the Preservation Areas.

Growth Areas involve larger areas in the Planning Area only that have the potential to accommodate some growth, including new development and redevelopment.

Current policy directive from the Council is that all growth inducing standards are voluntary. Therefore, conformance with the Regional Master Plan does not mandate the acceptance of growth standards.

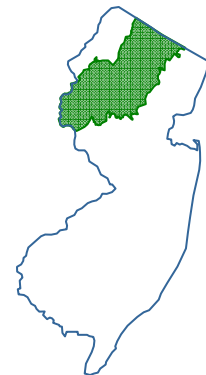
Potential Growth Area Identification

Purpose:

In accordance with the Highlands Act, identify areas in the **Planning Area** that may be able to sustain appropriate development, redevelopment, and growth

Approach:

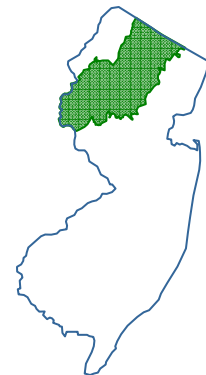
1. Establish “growth evaluation areas” using GIS and by establishing threshold indicators – existing communities with diversity of land uses, existing population densities and employment opportunities, transportation and transit options, and utility infrastructure and capacity
2. Refine growth evaluation areas by excluding environmentally constrained land and working within the thresholds of available water and sewer capacity



Potential Growth Area Identification

Areas that may potentially be appropriate to receive growth will be identified based upon several broad categories including;

1. Lands that do not contain significant environmental constraints
2. Nature and extent of existing development
3. Proximity to transportation and transit
4. Access to available utility infrastructure and capacity



Data Sources

Primary Sources:

Existing Development

2000 US Census Bureau population figures

2005 NJDOL Third Quarter employment data

Impervious surface data

2002 NJDEP Land Use Land Cover

Transportation & Transit

Existing road network, including local, county, state and interstate roads from NJDOT

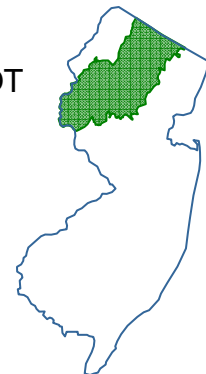
Rail line and stations, bus terminals, routes, and scheduled stops that impact the Highlands region from NJDOT and NJTransit

Park-and-ride locations for bus, rail, and carpool/vanpool services from NJDOT and NJTransit

Utilities Infrastructure and Capacity

Existing areas served and full service areas

Existing areas served and full franchise areas



Data Sources

Primary Sources Continued:

Environmental

Significantly constraining environmental features from the Resource Assessment, such as steep slopes, flood prone, highlands open water, and riparian corridors

Secondary Sources:

New Jersey State Development and Redevelopment Plan, guidelines for planning areas and centers

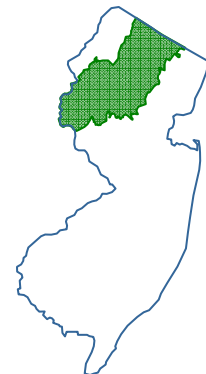
State Initiatives and Programs, including but not limited to:

1. Transit Village Initiative
2. Urban Enterprise Zone
3. Main Street New Jersey
4. Special Improvement District/Business Improvement Districts
5. Local aid and economic development projects
6. NJ Site Mart

Highlands Contaminated Site Inventory

New Jersey Highlands Build Out Analysis

Tax assessor data



Proposed Growth Area/Redevelopment Indicators

Analysis Component	Data	Planning Area		Preservation Area	
		Primary Indicator	Secondary Indicator	Primary Indicator	Secondary Indicator
Existing Development	Population density	>8 du/ac	3-8 du/ac	>8 du/ac	3-8 du/ac
	Municipal employment	>5,000	2,000-5,000	>2,000	>2,000
	Impervious surface	>50%	>25%	>70%	>50%
Utility Infrastructure and Capacity	Sewer	Within existing areas served	Within full service areas	Within existing areas served	
	Water	Within existing areas served	Within full franchise areas	Within existing areas served	
Proximity to Transportation Elements	Rail stations and bus terminal - walking	Within ½ mile	Within 1 mile	Within ½ mile	Within 1 mile
	Rail stations and bus terminal - driving		Within 2.5 miles		Within 2.5 miles
	Bus route stops		Within ¾ mile		Within ¾ mile
	Park and ride facilities		Within 5 miles		Within 5 miles

Dasymetric Mapping

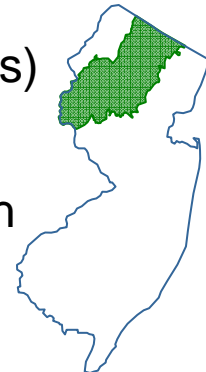
Generally speaking, dasymetric mapping takes aggregated data, and spatially defines it based upon supplemental data. (Mennis, J. 2003)

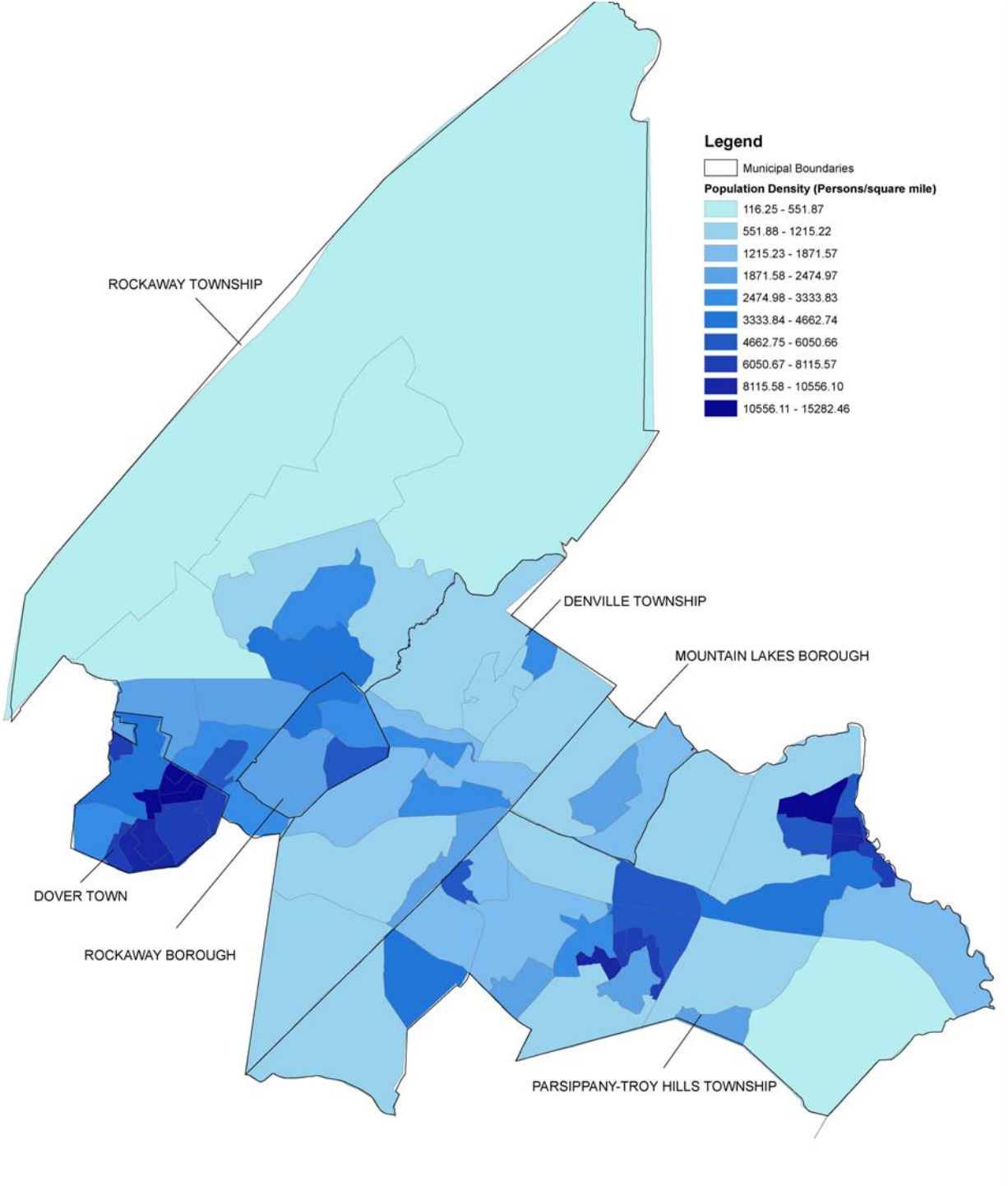
Dasymetric Mapping:

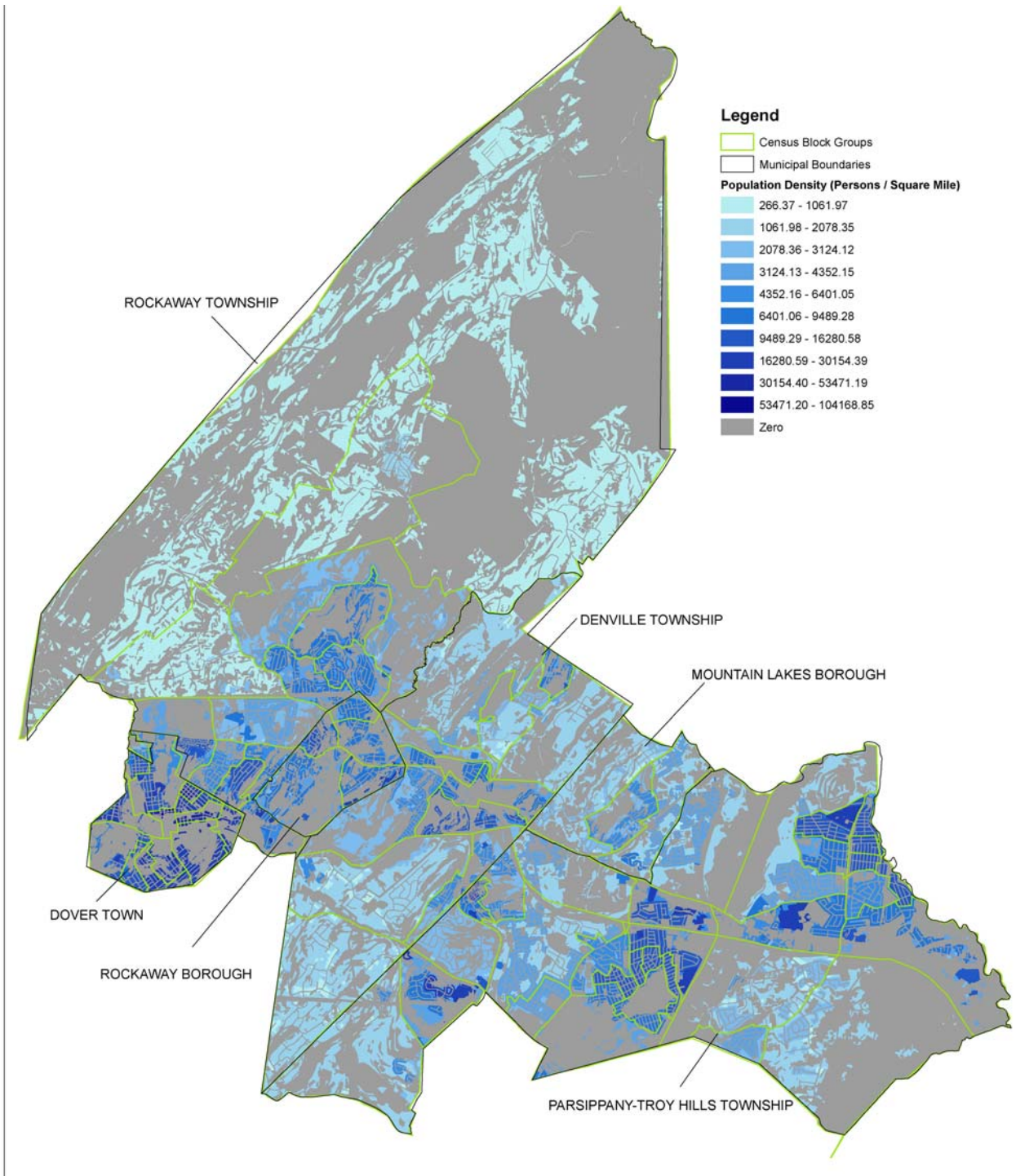
Reallocated population within the US Census boundaries (block and block group) based upon:

1. Environmental constraints to development (such as streams or steep slopes),
2. Existing land uses (such as high or low density residential), and
3. Other features (such as preserved land and road right of ways)

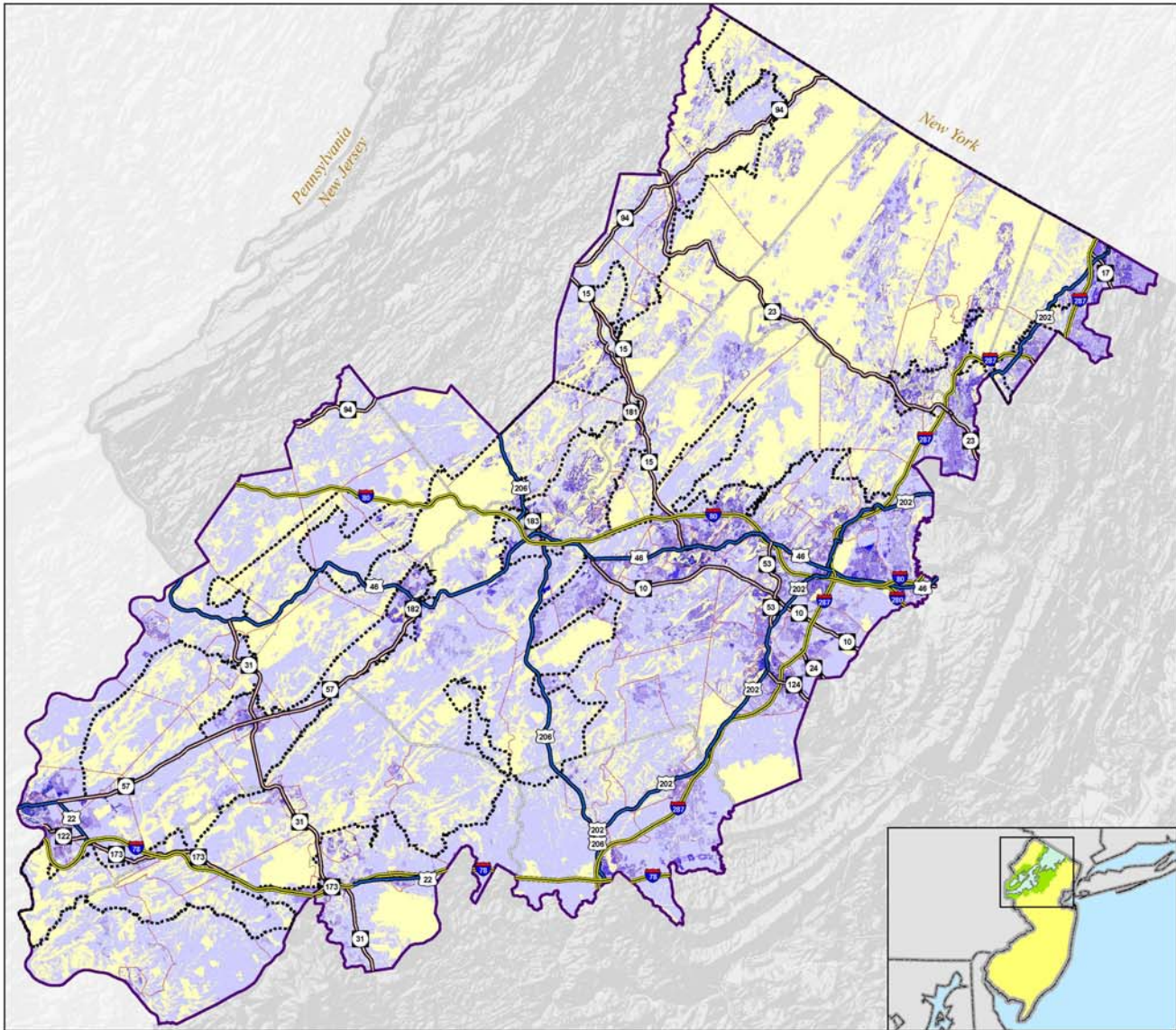
The goal of the dasymetric mapping will be to determine how the population and employment figures are spatially distributed within each block group in the Highlands.







Dasymetric Mapping

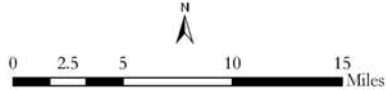


Highlands Population Density

Legend

- | | |
|--------------------------------------|----------------------------------|
| Population Density (per acre) | Roadway Network |
| 0.05 - 2.0 | Interstate Highways |
| 2.1 - 6.0 | U.S. Routes |
| 6.1 - 13.0 | State Routes |
| 13.1 - 28.0 | |
| 28.1 - 106.0 | |
| | Administrative Boundaries |
| | County Boundaries |
| | Municipal Boundaries |
| | Highlands Planning Area |
| | Highlands Preservation Area |

Source:
New Jersey Highlands Council, 2006



The information contained on this map is the best available according to the procedures and standards of the New Jersey Highlands Water Protection and Planning Council ("Highlands Council"). The Highlands Council is regularly maintaining the information in its databases and GIS layers in order to maintain the quality and timeliness of the data. However, unintentional inaccuracies may occur, particularly where data or information is derived from sources other than the Highlands Council. The Highlands Council has made every effort to present the information in a clear and understandable way for a variety of users. However, we cannot be responsible for the misuse or misinterpretation of the information presented herein. Therefore, under no circumstances shall the State of New Jersey or specifically, the Highlands Council be liable for any actions taken or omissions made from reliance on any information contained herein from whatever source nor shall the State be liable for any other consequences from any such reliance. Additional sources of information may include NJDOT and NJDEP information work products.

Prepared By:
New Jersey Highlands Council
July 2006

Impervious Surface Analysis

“means any structure, surface, or improvement that reduces or prevents absorption of stormwater into land, and includes porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures, and other similar structures, surfaces, or improvements”.

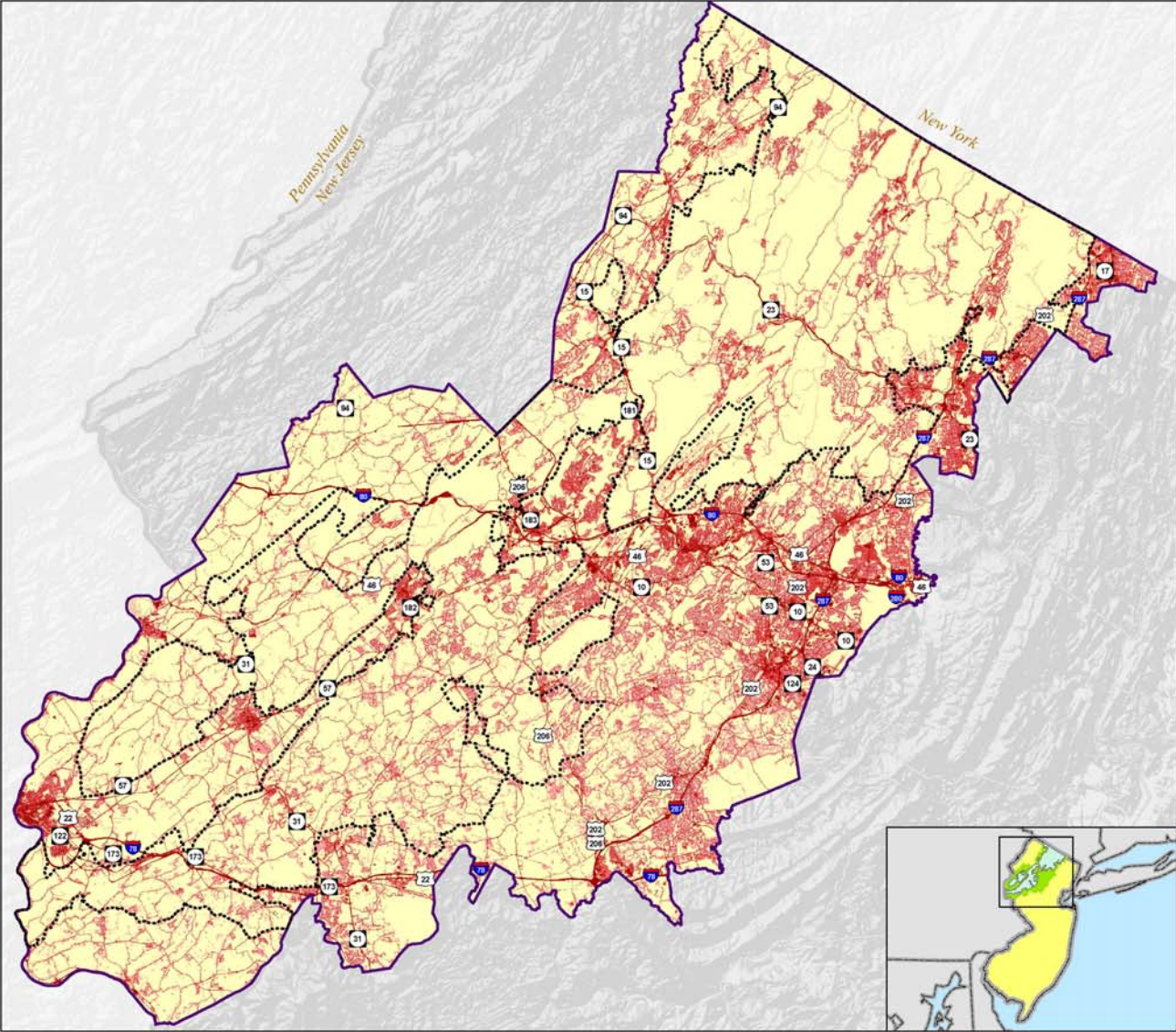
(Highlands Water Protection and Planning Act)

Impervious Surface Analysis:

- Utilized satellite imagery from 1999 and 2001 with a pixel resolution of 30 meters.
- A percentage of impervious surface coverage was calculated for each pixel or 30 meter squared section.
- The extent of all public roadway right-of-way was incorporated into the analysis with an average percent impervious cover of 85%.

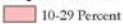

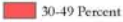

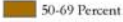

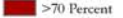


Impervious Surface Analysis

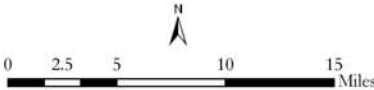


Highlands Impervious Surface

Legend

 10-29 Percent	 Highlands Preservation Area
 30-49 Percent	 Highlands Planning Area
 50-69 Percent	 Highlands Boundary
 >70 Percent	

Source:
New Jersey Highlands Council, 2006

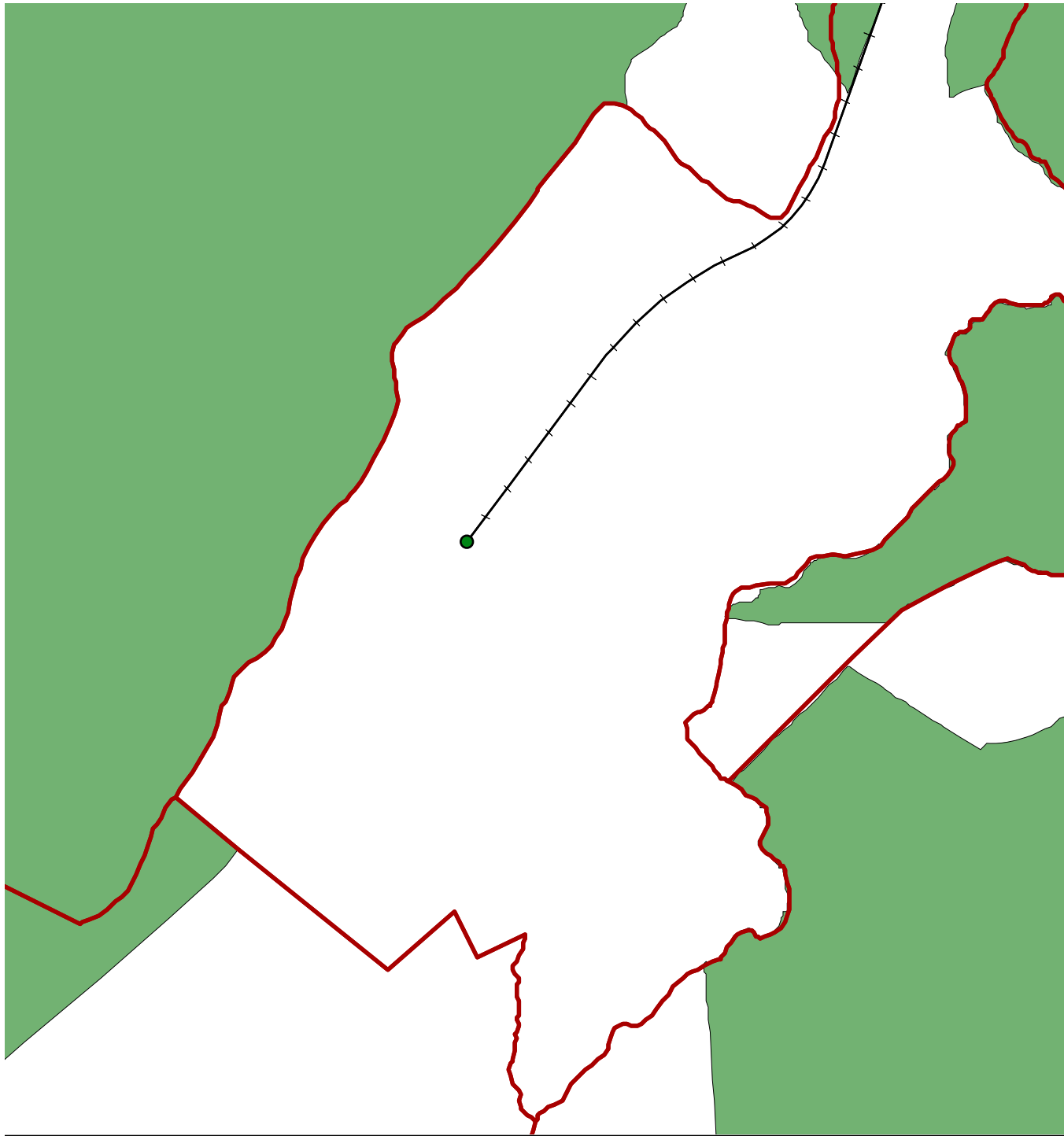


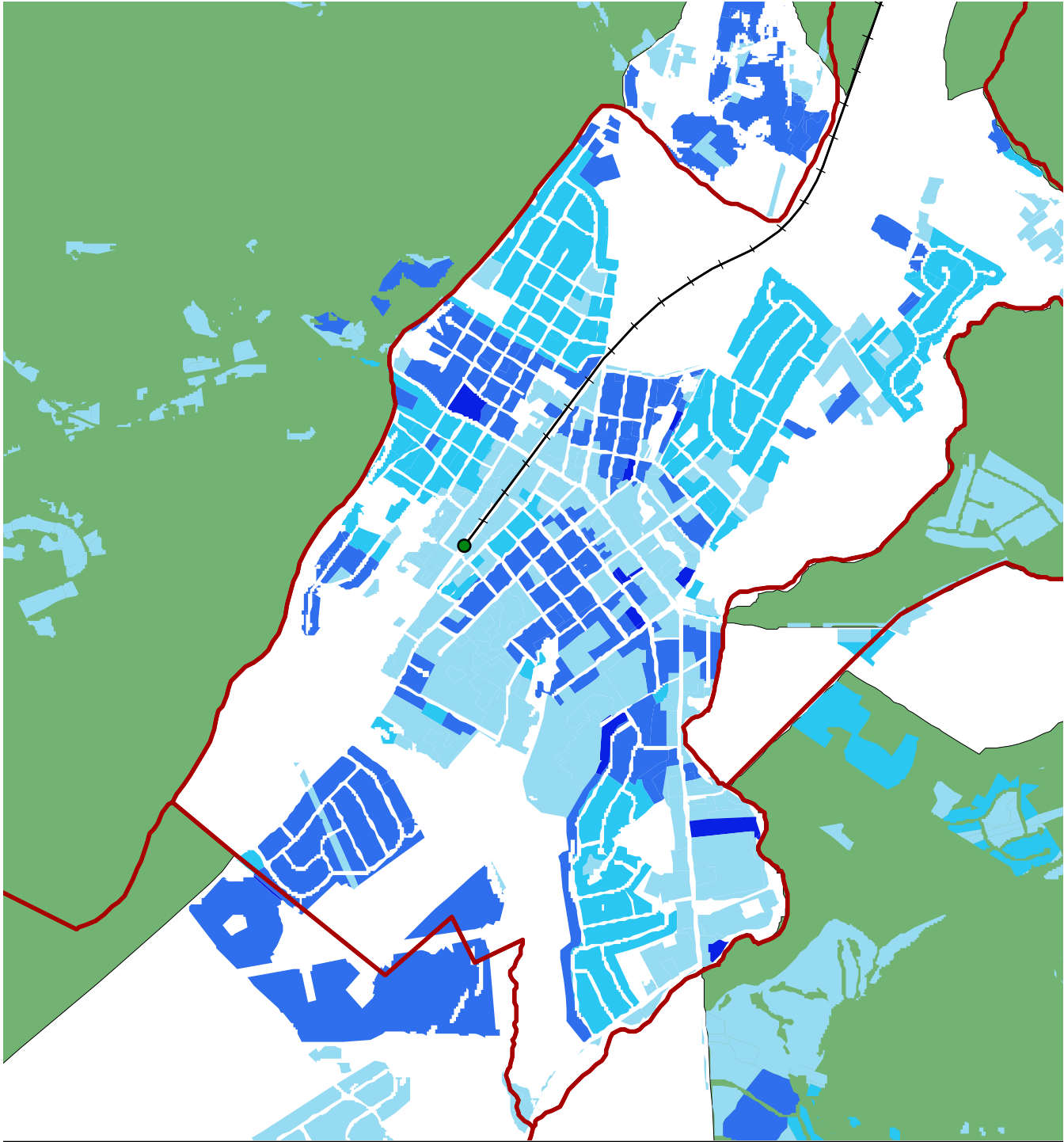
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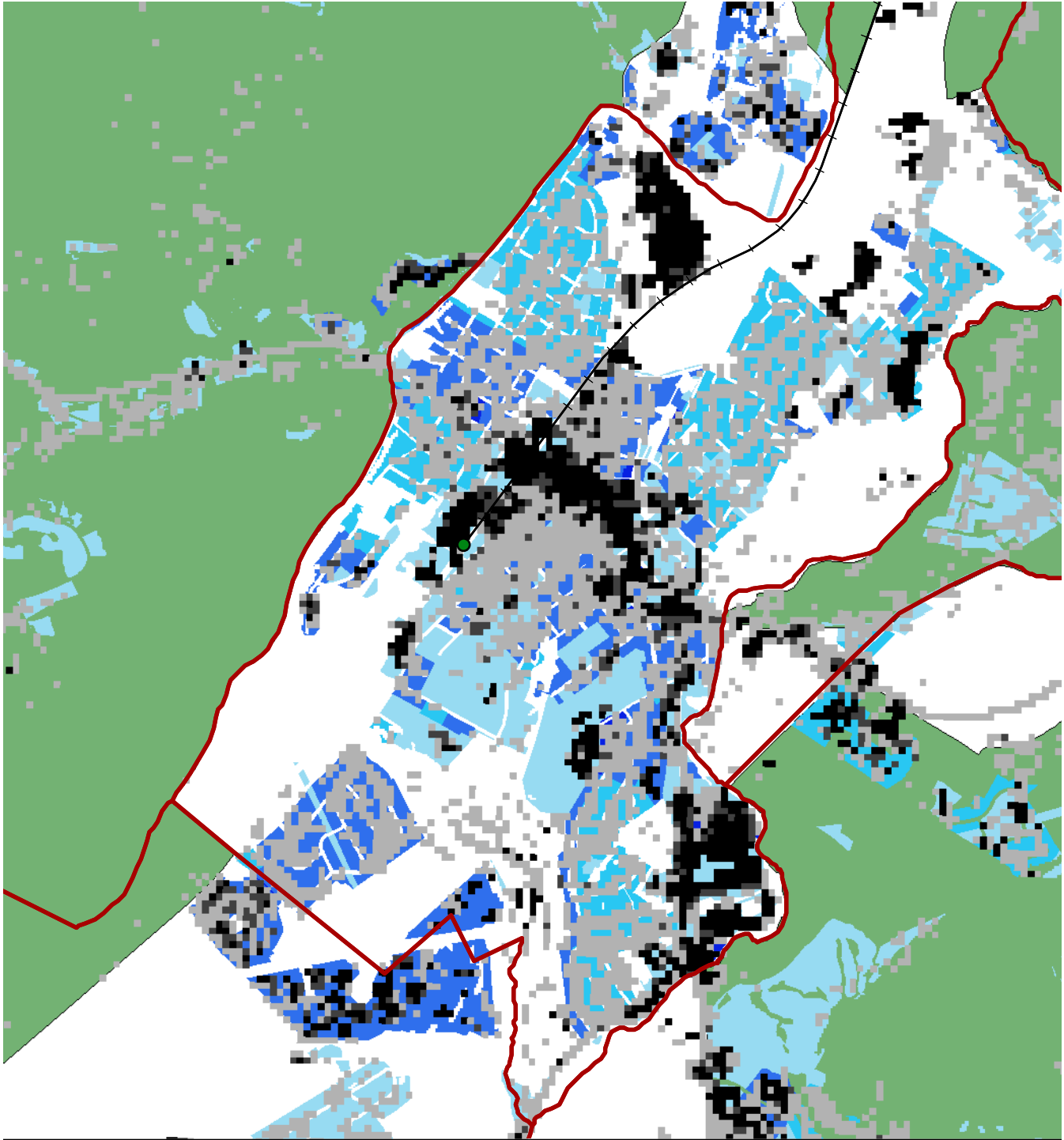
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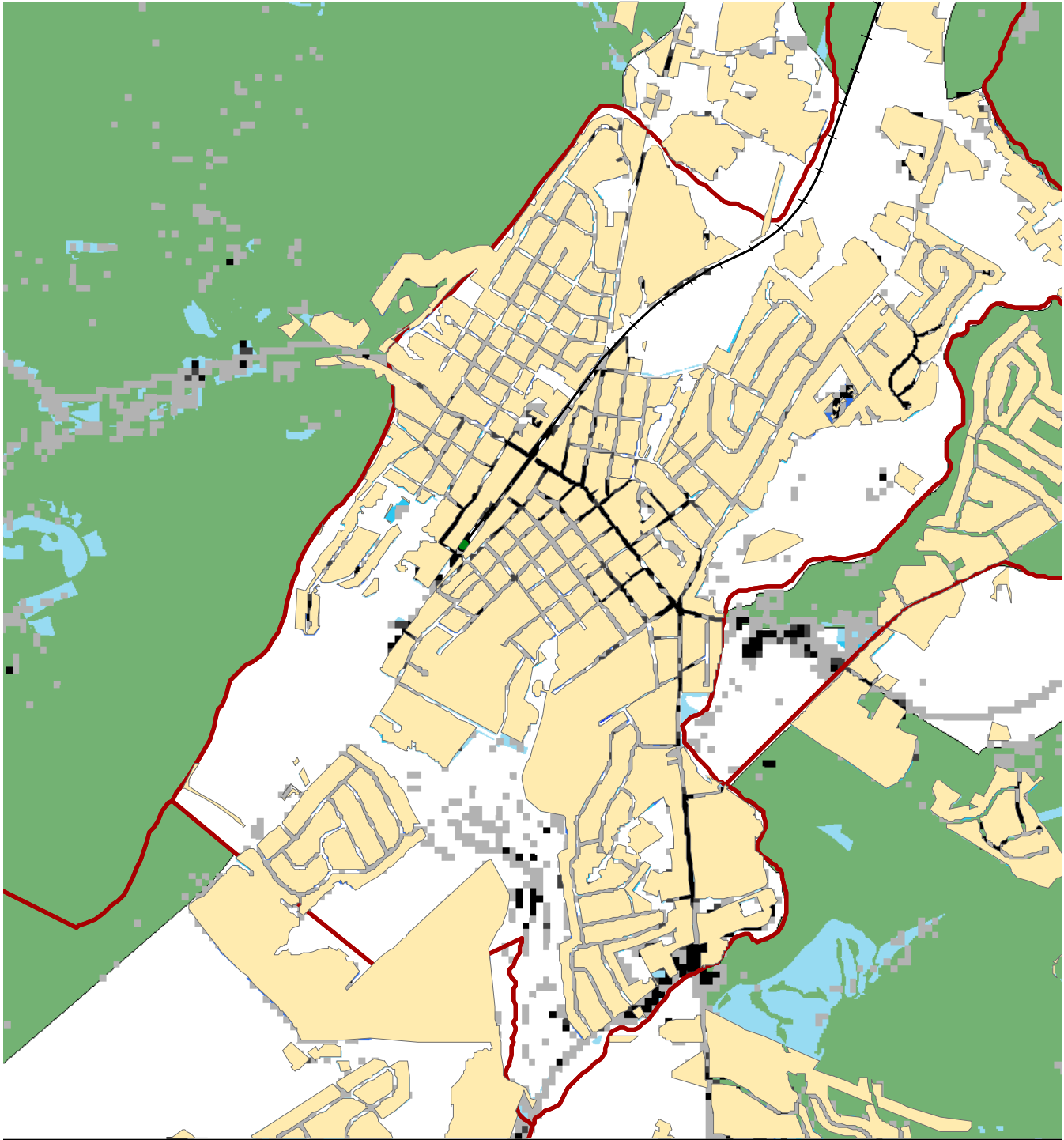


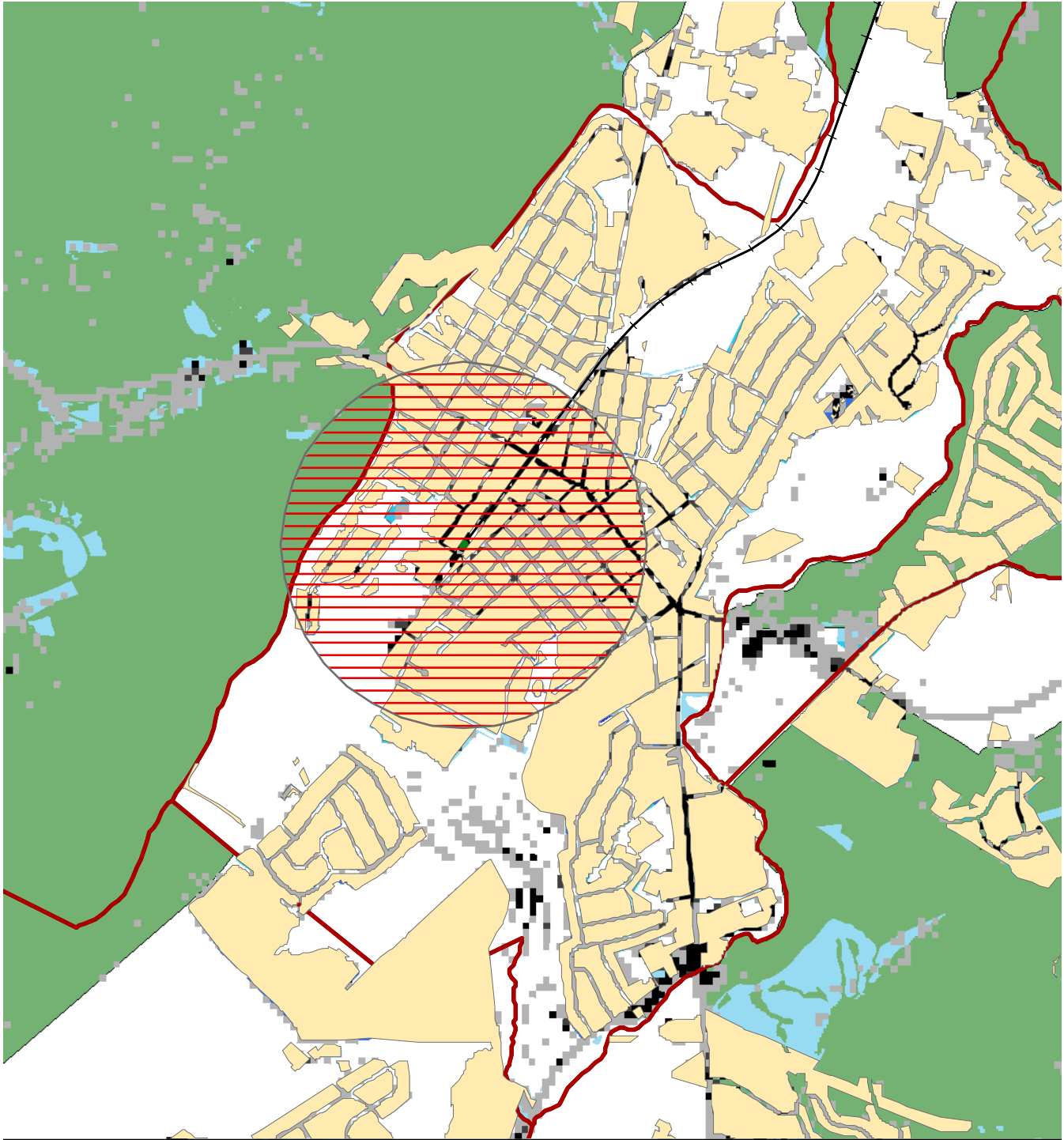
Sample Growth Area











Next Steps

- Finalize policy criteria for the identification of redevelopment and growth evaluation areas
- Identify areas with redevelopment potential
- Define growth evaluation areas - which will then be refined to exclude areas that are constrained by significant natural resources (Resource Assessment) and adjusted to reflect the available potable water and wastewater capacity limitations (Utility Analysis)
- Municipalities will have the opportunity to suggest appropriate adjustments and revisions to growth areas during Plan Conformance. It will also provide the framework for those localities who wish to pursue appropriate adjustments and revisions to the Regional Master Plan.

