

## Guidance for Municipal Plan Conformance with the Highlands Regional Master Plan Utility Services Plan Element Conformance Standards

### New Jersey Highlands Council

COMPONENT	STATUS <sup>1</sup>	STANDARDS	COMMENTARY
Municipal Master Plan and Utility Service Plan Element		<p><b>BASIC PLAN CONFORMANCE STANDARDS:</b></p> <ol style="list-style-type: none"> <li>1. <b>General (Background Statement):</b> Adopt the RMP Land Use Capability Map (LUCM) Series (to the limits of municipal boundary lines) as the basis for the seven overlay zones of the Highlands Region. The Land Use Capability Map Series includes the following five maps as part of the series: Land Use Capability Zone Map; Land Use Capability Water Availability Map; Land Use Capability Public Community Water Systems Map; Land Use Capability Domestic Sewerage Facilities Map; and Land Use Capability Septic System Yield Map. The LUCM Series shall serve as the as the geographic framework for land use and utility planning in the municipality.</li> <li>2. <b>Policy Statement:</b> Adopt by reference RMP Policy 6A1, the RMP Policies and Objectives listed in the Water and Wastewater Utilities Program of Chapter 5 of the RMP and Policies 2G5 and 6N2 regarding stormwater management with all relevant Objectives into the policies, goals, objectives section of the Utility Services Plan Element. Relate the policies to MLUL purposes as appropriate. Adopt the Highlands Project Review Standards regarding water and wastewater utility capacity, service areas, service densities, and environmental protection requirements.</li> <li>3. <b>LUC Zones:</b> Incorporate the LUC overlay zones and utility and septic density standards as appropriate. The Utility Service Plan requirements for service areas and development densities shall be evaluated in accordance with the respective LUC Zone standards including but not limited to the following:               <ol style="list-style-type: none"> <li>a. <b>Protection Zone</b> – establish septic system densities and minimize the creation or expansion of public wastewater and water supply systems in accordance with Policies 2B4, 2B6, 2B8, 2I1, 2I2, 2J2, 2J4, 2J5, 2J7, 2K2, 2K3, 2K4, 2L2, 3C1, 6C2, 6I1 and 6J3 and associated objectives as appropriate.</li> <li>b. <b>Conservation Zone</b> - establish septic system densities and minimize the creation or expansion of public wastewater and water supply systems in accordance with Policies 2B4, 2B6, 2B8, 2I1, 2I2, 2J2, 2J4, 2J5, 2J7,</li> </ol> </li> </ol>	<p>The data and mapping information for the Utility Services Plan Element for water and wastewater and the Land Use Capability map series will be provided by the Highlands Council. The information may be subject to modifications due to the RMP Updates Program in support of Plan Conformance and upon approval of the Highlands Council. The Highlands Project Review Standards will be provided by the Highlands Council in support of local project review activities. A municipality is required to develop an independent Utility Service Plan Element for full Plan Conformance, but not for Basic Conformance.</p>

<sup>1</sup> 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>2K2, 2K3, 2K4, 2L2, 3C1, 6D3, 6I1 and 6J3 and associated objectives as appropriate.</p> <p>c. <u>Existing Community Zone</u> – establish septic system densities and minimize the creation or expansion of public wastewater and water supply systems in accordance with Policies 2B4, 2B6, 2B8, 2I1, 2I2, 2J2, 2J4, 2J5, 2J7, 2K2, 2K3, 2K4, 2L2, 3C1, 6E2, 6F4 and 6I1, 6J2 and associated objectives as appropriate.</p> <p>d. <u>Existing Community – Environmentally Constrained Sub-Zone</u> - establish septic system densities and minimize the creation or expansion of public wastewater and water supply systems in accordance with Policies 2B4, 2B6, 2B8, 2I1, 2I2, 2J2, 2J4, 2J5, 2J7, 2K2, 2K3, 2K4, 2L2, 3C1, 6E2 and 6I1 and associated objectives as appropriate.</p> <p>e. <u>Conservation – Environmentally Constrained Sub-Zone</u> - establish septic system densities and minimize the creation or expansion of public wastewater and water supply systems in accordance with Policies 2B4, 2B6, 2B8, 2I1, 2I2, 2J2, 2J4, 2J5, 2J7, 2K2, 2K3, 2K4, 2L2, 3C1, 6D3, 6E2, 6I1 and 6J3 and associated objectives as appropriate.</p> <p>f. <u>Lake Community Sub- Zone</u> - establish septic system densities and minimize the creation or expansion of public wastewater and water supply systems in accordance with Policies 1L6, 2B4, 2B6, 2B8, 2I1, 2I2, 2J2, 2J4, 2J5, 2J7, 2K2, 2K3, 2K4, 2L2, 3C1, 6E2 and 6I1 and associated objectives as appropriate.</p> <p>g. <u>Wildlife Management Zone Sub-Zone</u> – NA</p> <p>4. <b>Preservation Area Special Provisions:</b> Specifically cite the applicability of NJDEP Preservation Area rules at N.J.A.C. 7:38 for regulation of water and wastewater utilities and septic system development densities in the Preservation Area.</p>	
		<p><b>PLAN CONFORMANCE STANDARDS:</b></p> <p>1. <b>Master Plan Requirements:</b> The Utility Services Plan Element shall recognize the Land Use Capability Map Series in the evaluation of existing and potential capacity for water and wastewater in the municipality, the identification of areas for the provision of utility service, allocation of capacity to the existing areas served in the municipality, proposed areas for new services both adjacent to and distinct from existing areas served as well as septic system development densities and maintenance. The element shall also provide for protection of sensitive resources, support smart growth principles and address non-point and stormwater pollution utilizing best management practices, low impact development and a “design with nature” approach.</p> <p>2. <b>Utility Services Plan Element Requirements:</b> Establish the importance of the Utility Service Plan Element as the water and wastewater planning and</p>	<p>See the Land Use Capability Analysis Program, The Efficient Use of Water Program, the Water Quality Restoration Program, the Septic System Maintenance Program and the Water and Wastewater Utilities Program of Chapter 5 of the RMP. This material is the scientific foundation of the regulation and is critical to the establishment of a legal defense. A municipality is required to develop a Water Use and Conservation Management Plan, Septic System Management Plan, Stormwater Management Plan and Utility Services Plan Element for full Plan Conformance, but not</p>

		<p>capacity analysis, stormwater management, septic system development and maintenance for the municipality. Describe the relationship of the Element to the adopted Wastewater Management Plan(s) for the municipality, and modifications necessary to the adopted WMP to ensure Plan Conformance. Relate the Element to the findings of the Land Use Plan Element regarding needs for utility service to support infill development, redevelopment, cluster development and expansion of utility service areas in conformance with the RMP.</p> <p>a. The element shall include a summary of the step by step analysis and the basis and background documentation supporting the methodology for the following:</p> <ul style="list-style-type: none"> <li>• Verification of Available Facility Capacity for Water Supply and Wastewater Utilities</li> <li>• Identification of Resource and Regulatory Constraints on Utility Capacity</li> <li>• Identification of Additional Constraints on Utility Capacity</li> <li>• Protection of Environmental resources within Service Areas</li> <li>• Build-Out Analysis for the Existing Area Served and non-Highlands Approved Service Areas</li> <li>• Proposed Service Areas, Infrastructure Needs and Densities in the Highlands Existing Community Zones; Protection and Conservation Zones</li> <li>• Build out Analysis for Proposed service areas in Highlands Existing Community Zones</li> <li>• Potential Service Areas for Clusters, Redevelopment Areas, Exempt parcels and Public Health Exemptions</li> </ul> <p>b. Establish the importance and the identification of septic system development densities and maintenance in the municipality including the requirements for septic system development, maintenance, design, operation, placement and monitoring</p> <p>c. Establish the importance and identification of a Stormwater Management Plan that address stormwater management controls for non-point sources and stormwater run-off and indicates appropriate best management practices and development protocols that are required in support of water quality protection and restoration.</p> <p>d. Relate to the MLUL Utility Service Plan Element requirements as appropriate.</p>	<p>for Basic Conformance. The Land Use Capability Analysis Program and the associated build out and limiting factor analysis meet the requirements for the Utility Service Plan Element build out and capacity planning.</p>
<p><b>Institutional Capability</b></p>		<p>1. <b>Planning:</b> The Council will provide assistance should planning board members require assistance with this issue to ensure that the resulting planning and analysis is in accordance with the RMP. Assistance is also available in support of the Land Use Capability Map analysis and the municipal build out evaluation.</p>	<p>To assist members and staff regarding this topic the Council will provide educational and training opportunities as requested. Council will work with the municipality’s professionals if requested.</p>

		2. <b>Independent Projects:</b> The municipality must periodically and in a timely manner inform the Highlands Council of special or independent projects (e.g., hydrology studies) developed and implemented regarding utility service areas, allocation agreements, capacity and infrastructure conditions as related to Plan Conformance or RMP implementation.	
--	--	--	--