

Appendix B: NJ Highlands Council RMP Build-out Database Fields

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1.	SPECIAL_ENVIRONMENTAL_ZONES - identified as a Special Environmental Zone in the RMP; these parcels are excluded from the developable lands for the RMP Build-out Module 1.
2.	CONSERVATION_PRIORITY_AREA – indicates whether the parcel includes any RMP Conservation Priority Area lands [yes/no]
3.	CONS_PRIORITY_MODERATE_ACRES -Indicates the acres of RMP Conservation Priority Area Moderate acres for the parcel.
4.	CONS_PRIORITY_HIGH_ACRES - Indicates the acres of RMP Conservation Priority Area High acres for the parcel.
5.	AGRICULTURAL_PRIORITY_AREA – indicates whether the parcel includes any RMP Agricultural Priority Area lands [yes/no]
6.	AG_PRIORITY_AREA_HIGH_ACRES - Indicates the acres of RMP Agricultural Priority Area High acres for the parcel.
7.	AG_PRIORITY_AREA_MOD_ACRES - Indicates the acres of RMP Agricultural Priority Area Moderate acres for the parcel.
8.	AG_PRIORITY_AREA_LOW_ACRES - Indicates the acres of RMP Agricultural Priority Area low acres for the parcel.
9.	LUCM_PZ_ACRES – Indicates the Protection Zone acres for parcel
10.	LUCM_CZ_ACRES – Indicates the Conservation Zone acres for parcel
11.	LUCM_CZEC_ACRES – Indicates the Conservation Zone - Environmentally Constrained Subzone acres for parcel
12.	LUCM_ECZ_ACRES – Indicates the Existing Community Zone acres for parcel
13.	LUCM_ECZEC_ACRES – Indicates the Existing Community Zone - Environmentally Constrained Subzone acres for parcel
14.	LUCM_LCZ_ACRES – Indicates the Lake Community Zone acres for parcel
15.	LUCM_WMZ_ACRES – Indicates the Wildlife Management Zone acres for parcel
16.	HUC14 – Indicates the HUC 14 Subwatershed ID for the parcel; However, if the parcel is in more than one HUC 14 this field will indicate that it is a “Split Parcel “and the information is tracked in the HUC 14 Split Parcel Table. The HUC 14 Split Parcel Table is accessed by selecting the ‘Split Parcel” record in the GDB; go to the “OPTIONS” at the bottom of the GDB table window; Select “RELATED TABLE”; Select HUC 14 Split Parcel Table; the table will open in a new window; the relevant GDB records are already selected; No changes are made to this table for informational purpose only.
17.	NUMBER_of_HUC14s – Indicates the number of HUC 14's for the parcel if more than one HUC 14 intersects the parcel the parcel is identified as a split parcel and the information is tracked in the HUC 14 Split Parcel Table.
18.	HUC14_WATER_AVAIL_STATUS – Indicates the LUCM SERIES Conditional/Unconditional status for the parcel; However, for split parcels this field is "NULL" and is tracked in the HUC 14 Split Parcel Table.
19.	HUC14_WATER_AVAIL_MGD – Indicates the LUCM SERIES water availability MGD value for the HUC 14 that the parcel is located within; However, for split parcels this field is "NULL" and is tracked in the HUC 14 Split Parcel Table.
20.	PZ_NITRATE_TARGET_LOT_SIZE – Indicates the RMP Septic System Yield - Protection Zone lot size in acres; However, if it is a HUC 14 split parcel this field is "NULL" and is tracked in the HUC 14 Split Parcel Table. Please note that the RMP Septic System Yield

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	analysis includes all vacant lands and only oversized or redevelopable lands that meet the appropriate RMP LUCM Zone Nitrate Target Lot Size value and excludes Preserved and Open Space Lands.
21.	CZ_NITRATE_TARGET_LOT_SIZE – Indicates the RMP Septic System Yield - Conservation Zone lot size in acres; However, for HUC 14 split parcels this field is "NULL" and is tracked in the HUC 14 Split Parcel Table. Please note that the RMP Septic System Yield analysis includes all vacant lands and only oversized or redevelopable lands that meet the appropriate RMP LUCM Zone Nitrate Target Lot Size value and excludes Preserved and Open Space Lands.
22.	ECZ_NITRATE_TARGET_LOT_SIZE – Indicates the RMP Septic System Yield - Existing Community Zone lot size in acres; However, for HUC 14 split parcels this field is "NULL" and is tracked in the HUC 14 Split Parcel Table. Please note that the RMP Septic System Yield analysis includes all vacant lands and only oversized or redevelopable lands that meet the appropriate RMP LUCM Zone Nitrate Target Lot Size value and excludes Preserved and Open Space Lands.
23.	MOD_1_PW_UTILITY - Indicates that a parcel met the RMP Build-out Module 1 criteria for potable water utility service area – which means it must be at least 1,400 sq ft in size and must be located in the Existing Community Zone or Lake Management Zone [yes/no]
24.	MOD_1_WW_UTILITY - Indicates that a parcel met the RMP Build-out Module 1 criteria for wastewater utility service area – which means it must be at least 1,400 sq ft in size and located in Existing Community Zone or Lake Management Zone [yes/no]
25.	HL_MOD_1_BO_CANDIDATE – Indicates that the parcel was included as a build-out candidate in the RMP Build-out Module 1 [yes/no]. The build-out candidate parcels represent those Planning Area septic system lands that met the criteria of data fields #20, 21, 22 and for the Preservation Area the NJDEP 7:38 septic rules; and the utility lands that met the criteria of data field #24.
26.	RMP_MOD_1_BO_TYPE - Identifies parcel RMP build-out type as either septic or utility sewer for the RMP Build-out Module 1 [septic/sewer] Parcels that were not included as RMP build-out candidates are flagged with a “NULL” value.
27.	RMP_BO_ENV_CONSTR_ACRES – Indicates the portion of the candidate parcel in acres that is environmentally constrained based on the RMP Build-out Environmental Constrained lands.
28.	RMP_BO_ENV_CONSTR_SQFT – Indicates portion of the candidate parcel in square feet that is environmentally constrained based on the RMP Build-out Environmental Constrained lands.
29.	RMP_BO_DEVELOPABLE_ACRES – Indicates the portion of the candidate parcel that may be appropriate for future development in acres
30.	RMP_BO_DEVELOPABLE_SQFT – Indicates the portion of the candidate parcel that may be appropriate for future development in sq ft
31.	MUNICIPAL_ZONE_CODE – Indicates the State Standards Numeric Code [SSN] and Municipal Zoning type. If a parcel has more than one municipal zone it will be indicated as a “Split Parcel” in this data field. The Municipal Zone Split Parcel Table information is accessed by selecting the “Split Parcel” record in the GDB; go to the “OPTIONS” at the bottom of the GDB table window; Select “RELATED TABLE”; Select Municipal Zone Split Parcel Table; the table will open in a new window; the relevant GDB records are already

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	selected; No changes are made to this table it is for informational purpose only. Changes regarding split parcels are made to data fields #45, 46 and 47.
32.	NUMBER_of_MUNICIPAL_ZONE_CODES – Indicates the number of Municipal Zone Codes for the parcel. If more than one municipal zone intersects with the parcel the parcel is identified as a split parcel and the parcel information is tracked in the Municipal Zone Table.
33.	HL_COMPOSITE_ZONE – Indicates the Highlands Composite Zoning Type that was used for the determination of build-out impacts for the data field #32. However, if it is a split parcel this field is "NULL" and is tracked in the Municipal Zone Split Parcel Table. [Refer to Appendix C for details on Highlands Build-out Impact Factors as related to Highlands Composite and Local Municipal Zone designations].
34.	MUNI_MIN_LOT_SZE – Indicates the municipal zoning minimum lot size value. However, if it is a split parcel this field is "NULL" and is tracked in the Municipal Zone Split Parcel Table.
35.	MUNI_DU_ACRE – Indicates the municipal zoning dwelling unit per acre value. However, if it is a split parcel this field is "NULL" and is tracked in the Municipal Zone Split Parcel Table.
36.	MUNI_FAR – Indicates the municipal zoning floor area ratio value. However, if it is a split parcel this field is "NULL" and is tracked in the Municipal Zone Split Parcel Table.
37.	WITHIN_RMP_LUCM_EAS – A “yes” indicates that the parcel is within the RMP LUCM Existing Area Served area [yes, no, split]. In Module 1 municipalities may have identified “developable” parcels in the LUCM Existing Community Zone that are within an approved NJPDES Sewer service area but outside of the RMP LUCM Existing Area Served. These parcels will be identified as a “no” for this data field. If the parcel is partially within the RMP LUCM Existing Area Served and the LUCM Existing Community Zone within an approved NJPDES Sewer service area and partially outside of the RMP LUCM Existing Area Served it will be identified as a “split” for this data field. This data field is relevant to the Module 2 Task 2 instructions. Please note that only Preservation Area parcels that are “yes” for this data field are included in the RMP build-out.
38.	USED_IN_HL_MOD_1_BO_WW – A “yes” indicates a parcel met the criteria for data field #24 and has a least 1400 sq ft of area for data field #30; meets the criteria for #34 and/or #36; and for the Preservation Area lands data field #37. A “no” indicates it does not meet the criteria and therefore, is not included in the RMP Build-out Module 1. Please note parcels that have been identified by the municipality as ‘DEVELOPABLE” due to an adjacent vacant parcel in GDB#1 will require specific review by the municipality. The Highlands Council was not always able to discern the appropriate adjacent parcel relationship and therefore additional local knowledge is required for these parcels to determine if the parcels are appropriate to be included in the RMP build-out.
39.	MOD_2_BO_RES_UNITS – Indicates the residential units that were generated for the parcel in the RMP Build-out Module 1.
40.	MOD_2_BO_PEOPLE – Indicates the number of people based on the number and type of residential units from data field #39 [MOD_2_BO_RES_UNITS].
41.	MOD_2_BO_NONRES_SQ_FT - Indicates the non-residential sq ft that was generated for the parcel in the RMP Build-out Module 1.
42.	MOD_2_BO_JOBS - Indicates the jobs that are represented by the non-residential sq ft

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	that was generated from the data field #41 [MOD_2_BO_NONRES_SQ_FT].
43.	MOD_2_WW_GENERATED_GPD – Indicates the wastewater generated for the parcel based on the data fields #42 [MOD_2_BO_JOBS] and #40 [MOD_2_BO_PEOPLE].
44.	MOD_2_WATER_DEMAND_GPD – Indicates the water demand for the parcel based on the data fields #42 [MOD_2_BO_JOBS] and #40 [MOD_2_BO_PEOPLE].
45.	MUNI_MOD_2_EDIT – A “YES” indicates the municipality required an edit to the RMP Build-out Module 1 information and a “NULL” indicates that no edit was required [YES/NULL]. Please note that the pre-populated <NULL> value in the field may remain if no edit is required, and only “Yes” values require further information from the municipality for Module 2. Please note that the only RMP Build-out data fields that are subject to municipal edits are data fields #31, 32, 34, 35 and 36. Also any adjacent parcel relationships that were discussed in #38 should be edited in this field. All other data fields are based on the 2008 Highlands Regional Master Plan and are not subject to edits for the purpose of this analysis.
46.	MUNI_MOD_2_EDIT_DETAILS – This field is required for all parcels that were indicated as “YES” for the data field #45. It must indicate the GDB data field that requires the edit and the nature of the edit and any additional comments. For example, in Module 2 a municipality would like to edit the data field #37 [MUNI_FAR] from 0.50 to 0.35. The municipality would indicate in the data field [MUNI_MOD_2_EDIT_DETAILS] that “data field #37 [MUNI_FAR] should be changed from 0.50 to 0.35 based on current municipal zoning”. If edits are required to multiple GDB data fields they need to all be indicated in the data field [MUNI_MOD_2_EDIT_DETAILS].
47.	MUNI_MOD_2_EDIT_VERIFIER – This field should indicate the full name of the approved municipal verifier for the Module 2 edit.