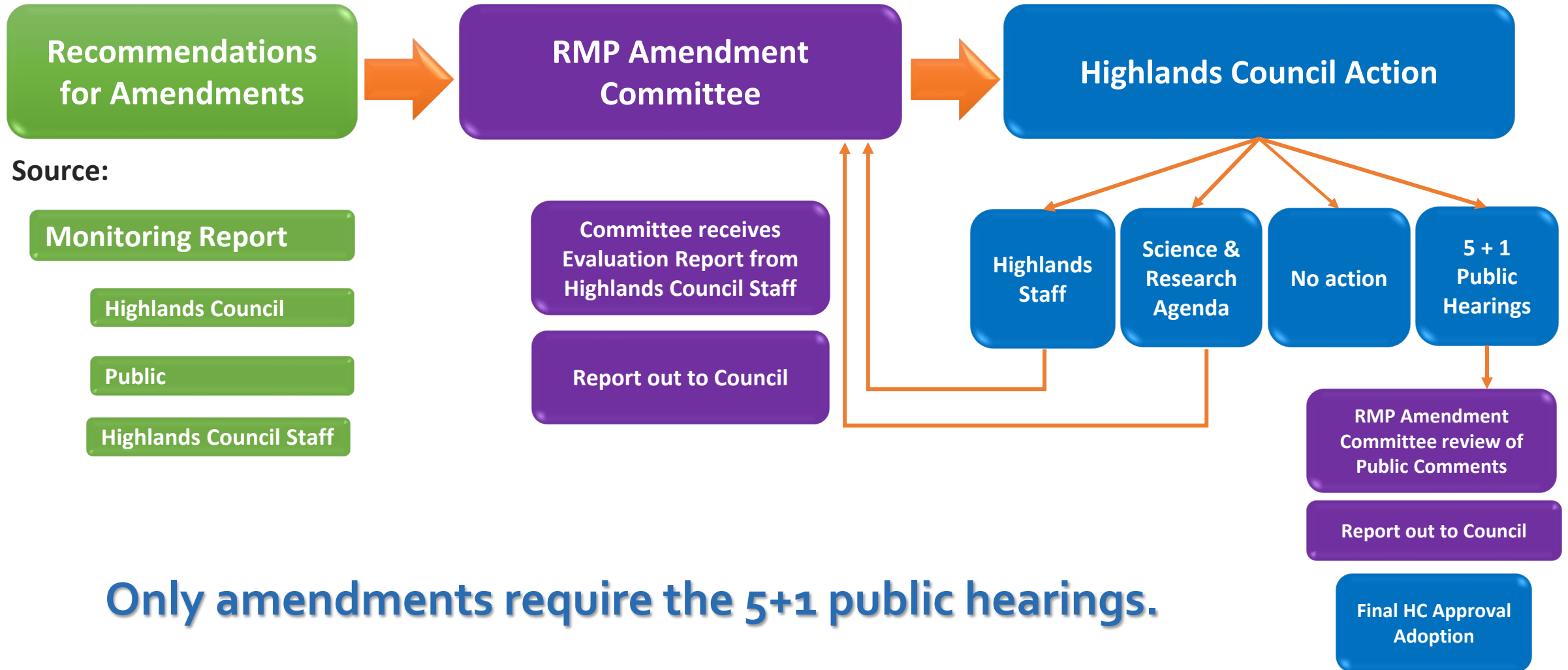


# Highlands Council Meeting

Thursday, January 18, 2024



# Regional Master Plan Amendment Process



# Proposed Amendments 2024

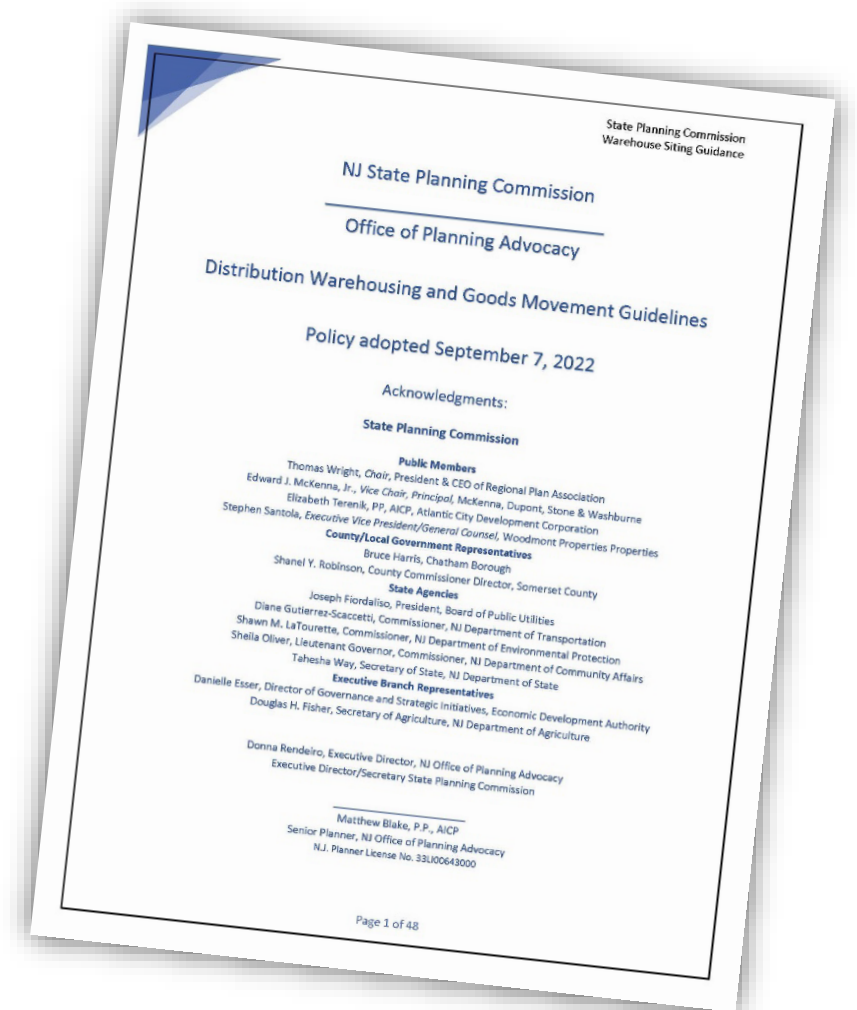
- Policy Standards for Warehousing in the New Jersey Highlands Region
- Updated Land Use Capability Zone Map
- Rough Timeline
  - Public Comment Open: January 22, 2024 (following Council Meeting)
  - Public hearings: Feb/March 2024
  - Revisions/Re-post: April 2024
  - Highlands Council vote/Adoption: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

PENNSYLVANIA

NEW YORK

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PASSAIC

BERGEN

WARREN

MORRIS

ESSEX

HUDSON

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