



State of New Jersey

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Highlands Water Protection and Planning Council Map Adjustment and Highlands Center Designation Inquiry Form

SUMMARY

The Map Adjustment Program allows for the exchange of planning information between the Highlands Council and local government units in order to ensure a sound basis for local planning and development review in support of the overall Goals, Policies and Objectives of the RMP and the Highlands Act. The Highlands Regional Master Plan (RMP) Map Adjustment Program specifically allows for limited changes to the Land Use Capability Zone Map (LUCZM) based on local planning factors, provided that they are determined by the Highlands Council to be consistent with the intent and purposes of the Highlands Act and the RMP. This is specifically supported by and responsive to RMP Objectives 6G2b and 6G2c. A Map Adjustment is an appropriate means to address the requirements of a development or redevelopment activity that cannot be accomplished through a Highlands Act Exemption, in accordance with N.J.S.A 13:20-28, a Public Health and Safety Waiver, an RMP Update, or a Highlands Redevelopment Area Designation.

A municipality may also seek a Highlands Center Designation, which may incorporate aspects of Map Adjustments, Redevelopment Area Designations, RMP Updates and other considerations. This process is specifically supported by and responsive to RMP Objectives 6C1a, 6D3b and Policy 6F6. For either request, the municipality should submit a Map Adjustment and Highlands Centers Designation Inquiry (Inquiry) Form in support of the proposed action. The Inquiry process allows for municipalities and counties seeking an adjustment to provide existing local knowledge and supporting documentation and does not intend to burden governing bodies with additional study and expenses, which may not be relevant to or required for consideration of a Map Adjustment or Center Designation. Municipalities seeking a Center Designation shall indicate the local planning mechanisms that are in place to support Center-type development.

Submittal of an Inquiry will permit the Highlands Council to screen all requests and provide quick turn-around responses to indicate whether the request is properly filed as a Map Adjustment or Highlands Center under the RMP or should perhaps be sought by alternate means (such as those listed above), and whether it merits further consideration based on basic Map Adjustment criteria. Where appropriate, a more comprehensive process will follow. The Inquiry may be submitted either as part of a Petition for Plan Conformance, or as a separate request. Multiple requests may be submitted within a single Inquiry; however each request must include all required Inquiry submission materials and information.

The Highlands Council will provide a written response to the Inquiry, including the results of its evaluation and detailed next steps and recommendations. Please note that the Highlands Council may determine that the request does not meet the criteria for a Map Adjustment or Highlands Center or may determine that a formal LUCZM change is not required; the aims of the applicant may be addressed by other means such as through the inclusion of specific provisions in the Highlands Area Land Use Ordinance.

The attached Inquiry Form shall be completed by the governing body's designated representative and sent with a cover letter to the Highlands Council Executive Director for consideration in hard copy and electronic format. If supporting documents are included, electronic submittal is preferred. Please note that supporting documentation should consist of existing information and does not require the preparation of additional studies or planning documents. Please identify the preparer and point of contact for the Inquiry Form information.