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**Sent:** Friday, February 20, 2009 4:41 PM  
**To:** paula.dees@highlands.state.nj.us  
**Cc:** Chris Danis  
**Subject:** Highlands Module 1 Build Out

Highlands Professionals,

Many thanks to all of you for your continuing work on the Module 1 database and for all of the questions that you have shared with the Highlands Council so that we successfully complete the module. There have been some questions regarding the nature of Developable Oversized lots in relation to environmental constrained lands and what should be entered into the Module 1 database as the “developable acres.”

Our guidance document included the following statement:

- **“Block and lots that are Oversized lots with existing development need to be identified using local current zoning to determine if the block and lot is permissible for another full development unit. This could be large block and lots in a residential zone; these could be parcels that were listed as both 3A and 3B in a municipalities MOD IV database. For example, a 10 acre parcel in a 3 acre residential zone with a 3 acre minimum lot size that is permissible for further subdivision is an Oversized lot with Existing Development and based on the local zoning it represents 7 gross developable acres. That is what would be entered into the GDB#1 for this block and lot.”**

For further detail, we provide the following detailed steps.

- Module 1 identifies the lots that meet the following conditions; where they are true the parcel is identified as an “Oversized lot with Existing Development” and “Developable” lot for Module 1:
  1. The lot has an existing residence or non-residential development;
  2. The lot is in size at least twice the gross zoning density (base zone) in the local zoning code;
  3. The lot could legally be subdivided; that is, (other than potential environmental constraints) there is no zoning ordinance restriction on further subdivision. Net density and similar provisions are not to be use in the Module 1 analysis.
- For lots that qualify as “Oversized lot with Existing Development” and “Developable”, the Developable acres that are to be included in Module 1 for these Oversized lot candidates are the “Gross Developable Area” (the area in excess of the base or gross zone lot size). Any environmental constrained lands should not be removed.

The Highlands Council will evaluate environmental constraints for each lot based on the RMP (not local zoning) for these Oversized lot candidates as a later step and report that information back to the municipality in the database at the end of Module 1. That information will be used in Module 2, for which instructions will be provided shortly. This process allows for a consistent approach regarding the RMP build-out process.

I hope that information is helpful and if you have any additional questions please contact Chris Danis at (908) 879-6737 ext. 117 or [chris.danis@highlands.state.nj.us](mailto:chris.danis@highlands.state.nj.us).

Thanks,  
Eileen

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