



## State of New Jersey

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Questions Posed to the Highlands Council  
by Potential Respondents to the Request for Proposals to  
Develop a Regional Municipal Zoning GIS Layer  
January 3, 2018

**Question #1:**

In the existing Highlands Composite Zoning GIS Layer, two aspects of the layer, identified as “Build-Out Dwelling Unit/Acre” and “Build-Out Floor Area Ratio,” were featured within the 2008 Highlands Regional Build Out Technical Report. The report provides a “Build-Out Model Zoning Look Up Table,” in which the listed “Build-Out Dwelling Unit/Acre” and “Build-Out Floor Area Ratio” values appeared to have been incorporated into the Highlands Composite Zoning GIS Layer, under each municipal zone feature. Would the consultant need to calculate each municipal zone’s “Build-Out Dwelling Unit/Acre” and “Build-Out Floor Area Ratio” as a part of the scope of services for developing the Regional Municipal Zoning GIS Layer or would the consultant only use the “Build-Out Model Zoning Look Up Table” to determine each municipal zone’s “Build-Out Dwelling Unit/Acre” and “Build-Out Floor Area Ratio”?

**Response #1:**

The consultant needs to calculate each municipal zone’s “Build-Out Dwelling Unit/Acre” and “Build-Out Floor Area Ratio” based on the current municipal zoning, not using the “Build-Out Model Zoning Look Up Table.”

**Question #2:**

Who created the 2016 Composite Zoning Layer? Was this created by the Highlands Council staff or a consultant?

**Response #2:**

Please note that the “2016 Composite Zoning Layer” was published in 2016, but the data contained within was created in 2006. This Layer was created by the Highlands Council staff.

**Question #3:**

Is there a guidance document explaining how the sixteen (16) composite zone categories were created for the 2016 Composite Zoning Layer? How did the Highlands Council determine which zones belong to each composite layer?

**Response #3:**

*Please note that the “2016 Composite Zoning Layer” was published in 2016, but the data contained within was created in 2006.*

There is no available guidance to explain how the sixteen (16) composite zone categories were created for the 2006 Composite Zoning Layer. A number of factors were considered in determining which zones belong to each layer. A comparison between the municipal zoning field and the composite zoning field will help illustrate the correlation. It is anticipated that the consultant will work with the Highlands Council to confirm and/or revise zone classification.

**Question #4:**

Is it intended that the new Composite Zoning Layer follow the same sixteen (16) composite zone categories as the 2016 layer?

**Response #4:**

*Please note that the “2016 Composite Zoning Layer” was published in 2016, but the data contained within was created in 2006.*

Yes.

**Question #5:**

Will the Highlands Council be providing all of the municipal data necessary or will the consultant be required to research and obtain municipal data directly?

**Response #5:**

The consultant needs to obtain any municipal data necessary to complete the project. Although some of the counties may have zoning coverage information in a GIS format, the consultant is required to confirm this data with the municipalities.

**Question #6:**

In what format should the municipal data be provided?

**Response #6:**

Data provided to the Highlands Council must be provided in a file geodatabase.

**Question #7:**

Will the consultant be required to extract primary residential lot size and densities, non-residential impervious surface, building coverage, height and floor area ratio limitations directly from municipal ordinances?

**Response #7:**

Yes.

**Question #8:**

Does this task require the consultant to create, edit or modify polygon boundaries?

**Response #8:**

If the zoning has changed for a particular area of a municipality, either enlarged or reduced in size, then yes, the geometry will change to reflect the enlargement or reduction of that zone within the municipality.

**Question #9:**

When was the last zoning layer update performed?

**Response #9:**

The zoning layer was compiled in 2005.

**Question #10:**

Section II, A includes a list of required items to be collected (permitted used categories, primary lot size and densities, etc.). What is the source of these items? Are these items to be compiled from the local municipal zoning ordinances or do they need to be interpreted from analysis (i.e. impervious surface, building coverage)?

**Response #10:**

The original municipal zoning information was derived from local ordinances dated 1993 to 2005, with some additional edits in 2006. Items are to be compiled from the local municipal zoning ordinances.

**Question #11:**

The deliverable is stated as a GIS layer and database. Does the Highlands Council define the database as the attribute table as part of the GIS layer or something else?

**Response #11:**

The deliverable needs to be a file geodatabase.

Complete RFP can be found at the link below:

[www.nj.gov/njhighlands/news/rfp.html#1](http://www.nj.gov/njhighlands/news/rfp.html#1)