

New Jersey Highlands Council **Letter 26**

OT	S	RT	DT	EA	F	RI	CE

Attributes

Response Type:	1 - Letter
Delivery Type:	W - Web-based submission
IP Address:	[REDACTED]
Form Letter:	

Web Response

The Highlands Act precluded the adoption of the RMP without a viable TDR program. The RMP was adopted six years ago, however, 10 years after the establishment of the Highlands Act, there is no viable TDR program. The purpose of the TDR program was supposed to compensate landowners who were stripped of their development rights. Without a viable TDR program, landowners will continue to be harmed by their devalued property values.

The passage of the Highlands Act bifurcated the Highlands Region into a preservation and planning area. Planning for the preservation area was dictated by the Regional Master Plan and municipalities within the planning areas had the option of opting into the RMP through a thorough process to assure the public was made aware of the municipality's plan to opt into the Regional Master Plan. It has come to my attention that the Highlands Council has created a "checklist ordinance" which intent is to usurp the approval process and limit transparency. If a municipality wants their land use to mirror that of the RMP that process should be subject to public scrutiny. Opting into the RMP has been around for about 6 years and it is clear with the few municipalities that have adopted it that many municipalities are developing "cold feet" and political backlash for their adoption of the RMP. The creation of a checklist ordinance is a back door attempt to allow municipalities to be afforded the protection of the RMP without constituents realizing their property rights have been ostensibly stripped from them. The checklist ordinance is against sound policy and possibly in contravention with law. This policy should be stopped immediately and require municipalities that want to opt into the RMP to actually go through the full process which can appropriately be vetted by the public.

Respondent

Organization Type	Individual
Organization	
Email Address	[REDACTED]
Title	
Name	Robert Fallone
Address 1	[REDACTED]
Address 2	
City	Somerville
State	NEW JERSEY
Zip	08876
Country	UNITED STATES
Created On	11/20/2014 6:38:00 PM