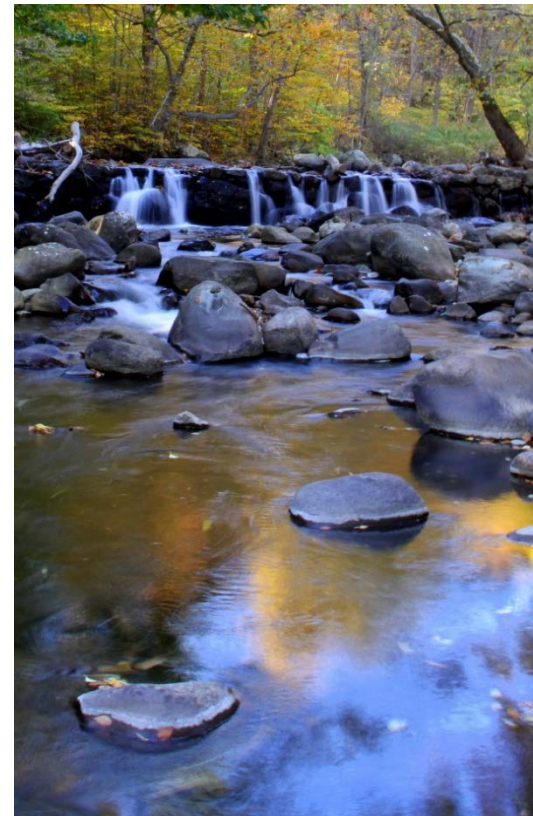




# Highlands Council Meeting

March 21, 2019



# Highlands Redevelopment Area Procedures

# Highlands Redevelopment Area Procedures

- 60-day public comment period with 6 public hearings
- Based on public comment received, the RMP Amendment Committee recommended the following changes to the draft procedures:
  - Extend the minimum notice requirements to 30 days.
  - Require that notice be provided to public utilities in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-12h).
  - Require that notice be provided to the County Planning Board.
  - Revise section 4.1.1(b)4 to read “Any Highlands Resources.”
  - Require that if an application is not heard by the Highlands Council within 90 days of being deemed complete, the Highlands Council will formally notify the applicant.

# Plan Conformance Procedures

# Plan Conformance Procedures – History

- Procedures were adopted in 2008 as a component of the RMP
- Provides identical standards for counties and municipalities
- 10+ years of implementation of Plan Conformance
  - 62 Municipal Petitions submitted, 50 approved
  - 6 County Petitions submitted, 2 approved
- County and municipal implementation has been slow
  - Out of 50 approved municipalities:
    - Only 31 have amended their master plans to conform to RMP.
    - Only 10 have adopted the Highlands Land Use Ordinance.
  - Out of 2 approved counties:
    - Only 1 has adopted required master plan amendment and development regulations
- Lack of Center Designation Procedures
  - 16 Highlands centers have been approved, with no formal guidance on implementation

# Plan Conformance Procedures - Amendments

- Monitoring Program Recommendation Report
  - Recognized that one-size-fits-all approach to Plan Conformance was not effective
  - Recognized that counties differ from municipalities
- Updated procedures drafted to address recommendations and experience since 2008
- Tailor Plan Conformance to each municipality and county
  - Address only resources present
  - Identify significant and important planning initiatives
  - Cost reduction
  - Enhanced resource protection
- Highlands Center Designation procedures
  - Clearly lay out process and standards for a Highlands Center Designation
  - Give clear direction to municipalities on implementation

# Plan Conformance Procedures - Next Steps

- Highlands Council vote on resolution to release for public comment and public hearings
- 60-day public comment period
- 6 public hearings (5 in Highlands Region + 1 in Trenton)
- Response to comment
  - Review with RMP Amendment Committee
  - Potential Edits to Procedures
- Council adoption - July 2019 (tentative)