



State of New Jersey

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MEMORANDUM

To: RMP Amendment Committee
From: Lisa J. Plevin, Executive Director
Subject: RMP Amendment Committee Meeting of March 6, 2019
Date: March 13, 2019

LJP

The RMP Amendment Committee met on Wednesday, March 7, 2019 at the Highlands Council office in Chester.

RMP Amendment Committee Members present: Council Chair Richko (via phone), Committee Chair Alstede, Members Vohden and Holtaway

Highlands Council Staff Members present: Lisa J. Plevin, John Maher, James Humphries, Christine LaRocca, Maryjude Haddock-Weiler, Corey Piasecki, Drew Siglin, Carole Ann Dicton

Committee Chair Alstede called the meeting to order at 2:04pm.

Proposed Plan Conformance Procedures ("PC Procedures")

Mr. Humphries gave a history of the PC Procedures adopted by Council concurrent with adoption of the Regional Master Plan ("RMP") in 2008. Updated PC Procedures have been prepared to reflect learning over the 10 years of implementation since the initial adoption. Mr. Humphries gave an overview of those updates as outlined in a memorandum to the RMP Amendment Committee dated March 1, 2019. It was also noted that Center Designation procedures, which were not previously formalized, are now part of these PC Procedures.

Highlands Redevelopment Area Designation Procedures ("Redevelopment Procedures")

Mr. Piasecki provided an overview of the comments received during the 60-day public comment period, which ended on February 11, 2019 and the 5+1 public hearings, regarding the Redevelopment Procedures. As a result, the Council staff recommended the following changes to the draft Redevelopment Procedures:

- Extend the minimum notice requirements to 30 days.
- Require that notice of an application for Highlands Redevelopment Area Designation be provided to public utilities in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-12h).
- Require that notice of an application for Highlands Redevelopment Area Designation be provided to the County Planning Board.
- Revise section 4.1.1(b)4 to read “Any Highlands Resources” and define said resources as those existing on the Highlands Council’s interactive map or those identified through Letters of Interpretation and Highlands Resource Area Determinations.
- Require that, in the event an application for Highlands Redevelopment Area Designation is not heard by the Highlands Council within 90 days of being deemed complete, the Highlands Council will formally notify the applicant in writing of the reasons for delay and, if applicable, when the application will be considered by the Council.

Next Steps

As next steps, the RMP Amendment Committee scheduled a public committee meeting for March 21, 2019 at 3:00 pm to move forward the Redevelopment and PC procedures. All documents pertaining to the Redevelopment and PC procedures will be emailed to the full Council for their information, after which a public notice will be sent to newspapers of record and all documents will be posted to the Council’s website.

At this public RMP Amendment Committee meeting, it is anticipated that the committee will take action and recommend that the Council:

- Publish the PC Procedures for a 60-day public comment period and conduct the required six public hearings.
- Adopt the Redevelopment Procedures.

Municipal Averages

There was an extensive discussion regarding municipal averages. Committee Chair Alstede will provide a brief update at Council’s next meeting.

The RMP Amendment Committee adjourned at 3:16pm.