

**DISCUSSION ISSUES FOR A MEMORANDUM OF UNDERSTANDING AMONG  
THE HIGHLANDS COUNCIL, THE NEW JERSEY STATE PLANNING  
COMMISSION, AND THE OFFICE OF SMART GROWTH**

A. Coordination of Planning Process

- Coordinate planning policies
- Share available information

B. Coordination on the State Plan

- Interagency meetings
- State Plan Update - Preservation Area
- State Plan Update - Planning Area subject to Plan Endorsement review by the SPC.

C. Coordination on the RMP

- Recognize centers designated by the SPC
- Within 60 days after adoption, the RMP submitted to the SPC for endorsement review - limited to the Planning Area

D. Coordination of Plan Conformance and Plan Endorsement

- Plan Conformance - Consult with and consider any recommendation from the SPC for lands in the Planning Area.
- Plan Endorsement - Consult with and consider any recommendation from the Highlands Council for lands in the Planning Area.
- MLUL - policy statement indicating the relationship of the proposed development in the master plan to the RMP.
- Center designation through Plan Endorsement or Plan Conformance.

E. Coordination of the Transfer of Development Rights

- Coordinate TDR for any municipality in the Highlands Region or any municipality in the seven Highlands counties
- Identify appropriate centers, designated by the State Planning Commission, as potential voluntary receiving zones.

F. Coordination of redevelopment approvals, grants, and other approvals

- Coordination when a municipality in the Highlands Region seeks designation of an area in need of redevelopment, smart growth grants, or other approval from OSG.
- Highlands Council coordination with OSG on applications from any Planning Area municipality regarding Highlands planning grants or other relevant activities.