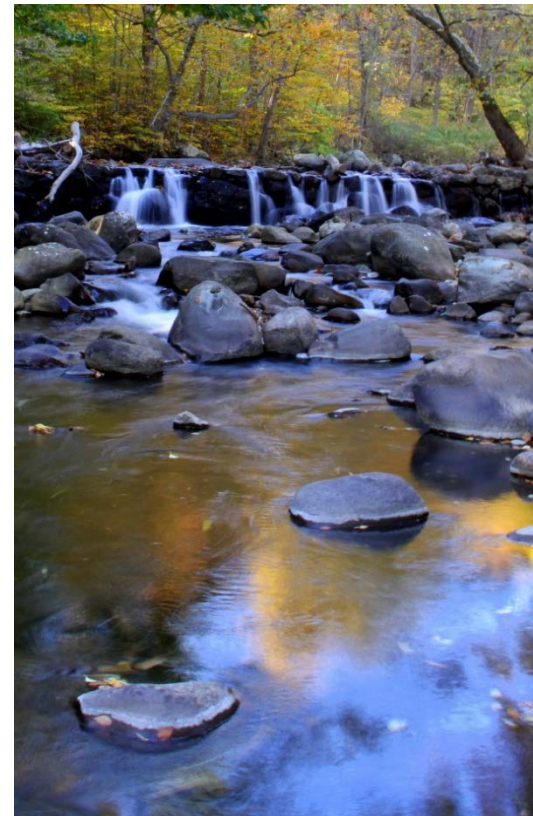


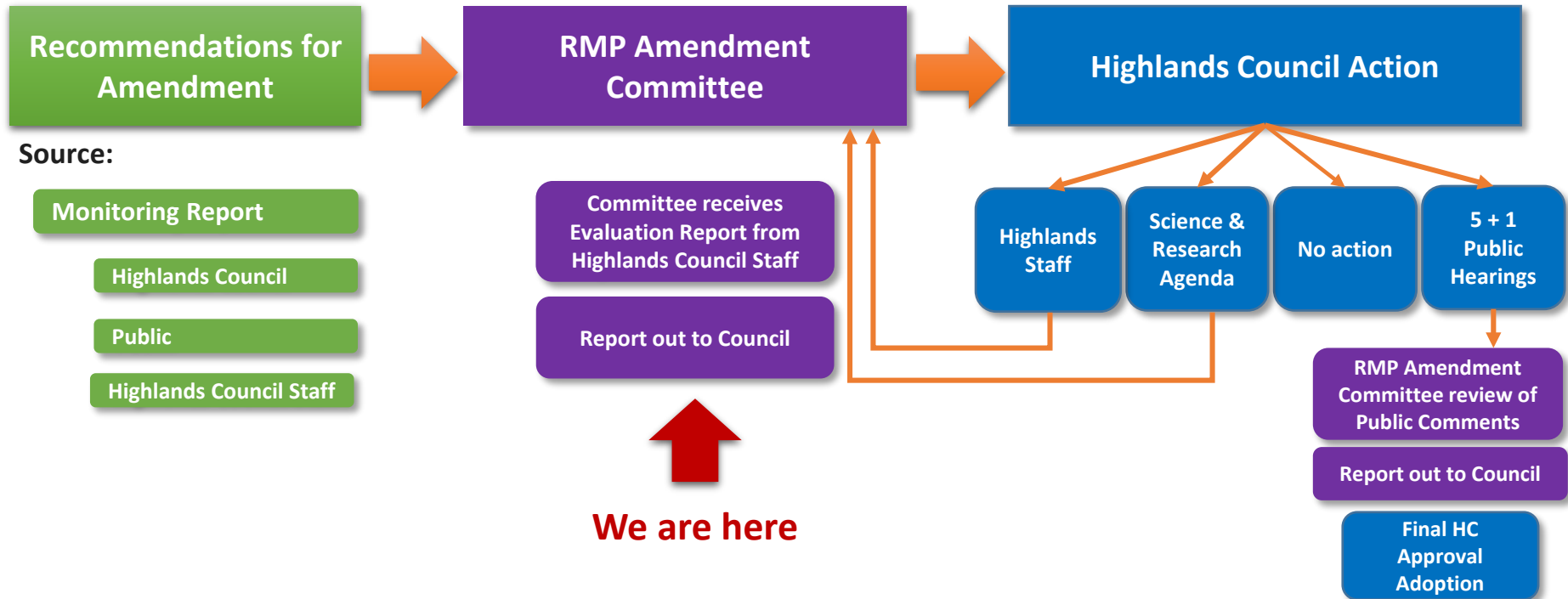


Highlands Council Meeting

December 6, 2018



Proposed Amendment: Highlands Redevelopment Area Designation Procedures



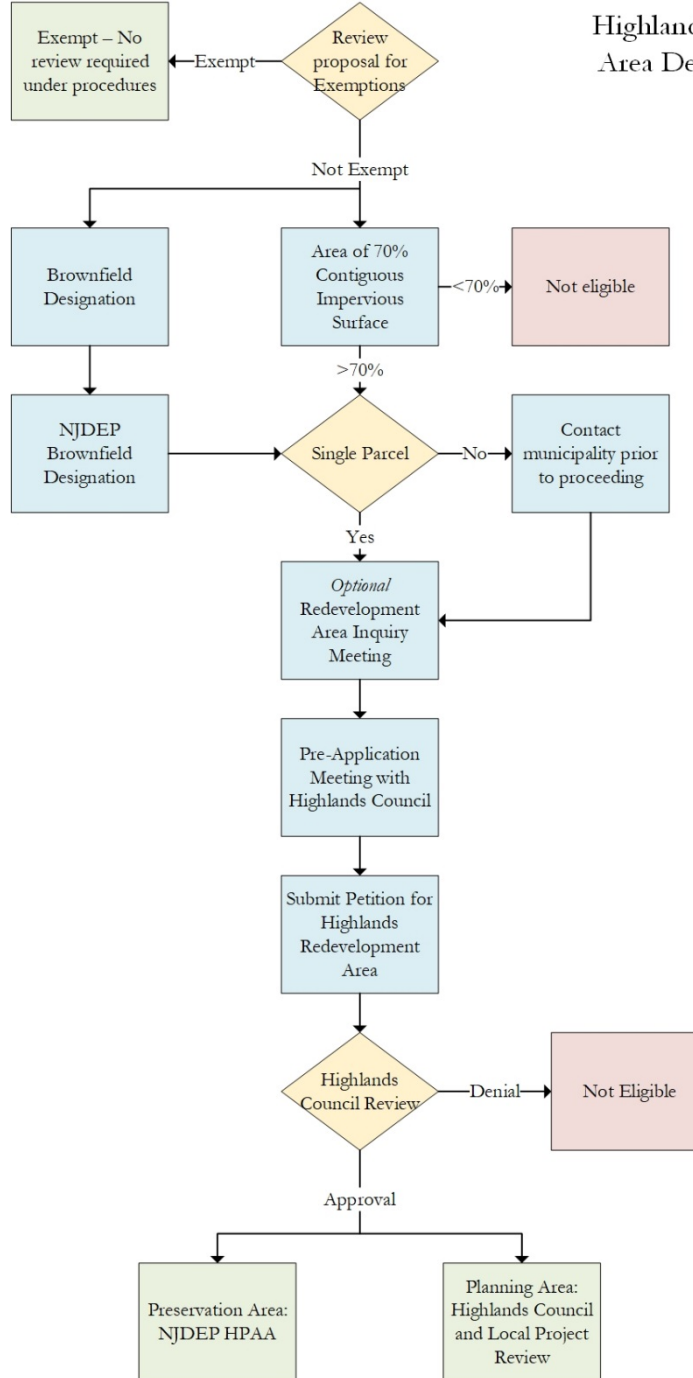
The Highlands Act and Redevelopment

- **Highlands Act Sections 9b and 11h:** Requires the Council to identify areas appropriate for redevelopment. An area identified for possible redevelopment shall be either a brownfield site designated by the Department of Environmental Protection or a site at which at least 70% of the area is covered with impervious surface.
- **Highlands Act Section 35b:** Provides for a waiver of any provision of a Highlands permitting review on a case-by-base basis for redevelopment in certain previously developed areas in the preservation area identified by the Council.
- **RMP Policy 7G2:** For both the Preservation Area and the Planning Area, a waiver may be issued by the Highlands Council on a case-by-case... for redevelopment in certain previously developed areas as identified by the Highlands Council.

Highlands Redevelopment Area Procedures Amendment

- Redevelopment in certain previously developed areas including:
 - NJDEP-designated Highlands brownfield sites; or
 - Site at which at least 70 percent of the area is covered with impervious surface
- Designation as a Highlands Redevelopment Area allows for potential waivers from the RMP and the NJDEP Highlands Rules
- Procedures previously adopted in 2008

Highlands Redevelopment Area Designation Process



Proposed Changes in Revised Procedures

- Includes the Planning Area.
- For Brownfields designations, require additional information on the remediation and the proposed use of the property.
- Require public notice to all property owners that are included in a Highlands Redevelopment Area or are located within 200 ft. of the proposed boundary.
- Municipalities must apply for designations involving multiple property owners and are required to adopt resolution to apply.
- Provides a definition regarding single control of multiple properties.
- Requires a master plan amendment incorporating any multiple property Highlands Redevelopment Area.
- 5-year time limitation with possible extensions.

Role of Council Today

- Authorize staff to conduct public hearings and accept public comment on proposed amendment.

