



HDC ALLOCATION RECONSIDERATION APPLICATION

Owner Information

¹ Property Owner's Name _____ ² Phone # _____

³ Co-Owner's Name _____ ⁴ Phone # _____

⁵ Property Owner's Street Address _____

⁶ City, State & Zip Code _____

Property Information

⁷ Municipality _____ ⁸ County _____

⁹ Block # _____ ¹⁰ Lot # _____ ¹¹ Total Acres _____

¹² HDC Allocation No. _____

¹³ Number of HDCs allocated by Highlands Council _____

Basis for Reconsideration

¹⁴ Please describe the factual basis for seeking reconsideration of the Highlands Council's HDC Allocation for the above property. Keep in mind that the Council will only consider factual information (e.g. zoning, environmental site constraints, bulk requirements, etc.) affecting lot yield with respect to residentially zoned property or permitted square footage with respect to non-residentially zoned property. (Attach additional sheets if necessary and include all maps, site plans, etc. in support of reconsideration application)

COMPLETING AN HDC ALLOCATION RECONSIDERATION APPLICATION

The purpose of the HDC Allocation Reconsideration process is to allow property owners an opportunity to submit information to the Highlands Council supporting a re-evaluation of the number of Highlands Development Credits allocated to a particular parcel of eligible land. The Highlands Council will only consider factual information (e.g. zoning, environmental site constraints, bulk requirements, etc.) affecting lot yield with respect to residentially zoned property or permitted square footage with respect to non-residentially zoned property. Information pertaining to the value of the property will not be considered. The property owner shall complete an HDC Allocation Reconsideration Application and submit same to the Highlands Council **within 30 days of receiving an HDC Allocation Letter** from the Highlands Council. The property owner shall submit any pertinent factual information pertaining to the parcel in support of the Application. Such information may include but is not limited to copies of the municipal zoning ordinance and/or development regulations applicable to the parcel in question and in effect on August 9, 2004, and New Jersey Department of Environmental Protection wetlands letters of interpretation. Where a property owner alleges that a reconfigured subdivision could yield more residential lots or a reconfigured site design could yield greater floor area, the application must include a concept plan submitted by a professional planner or professional engineer, either of which shall be duly licensed in the State of New Jersey, certifying that the proposed concept plan satisfies all municipal zoning and development regulations in effect as of August 9, 2004.

General Instructions – Please Print or Type

- 1 Enter your first, middle, and last name. No nicknames please.
- 2 Enter the telephone number including area code, where you are most likely to be reached during the day.
- 3 If you own the property jointly with another person, please enter his or her name. If there are more than two owners, please attach an additional sheet with their names and telephone numbers.
- 4 Enter the telephone number including area code, where the co-owner may be reached during the day.
- 5 Enter the full street address, including apartment number if appropriate, of the home or business where you would like to receive mail.
- 6 Enter the city, state, and zip code of your mailing address.
- 7 & 8 Identify the municipality and county in which the property is located.
- 9 & 10 Enter the tax block and lot numbers from your most recent property tax bill. Please identify all properties for which HDC Allocation Reconsideration is requested.
- 11 Enter the total acreage of the property.
- 12 Enter the HDC Allocation Number located in the upper right hand corner of the first page of the Allocation Letter.
- 13 Enter the number of HDCs allocated by the Highlands Council for the property.
- 14 Describe the factual basis for seeking reconsideration of the Highlands Council's HDC Allocation.
- 15 Return the completed application and supporting documentation to: **New Jersey Highlands Council, 100 North Road, Chester, NJ 07930 Attn: Highlands TDR Program.**