



## State of New Jersey

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Executive Director

### MEMORANDUM

**To:** RMP Amendment Committee

**From:** Lisa J. Plevin, Executive Director *LJP*

**Subject:** RMP Amendment Committee Meeting of December 3, 2018

**Date:** December 19, 2018

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The RMP Amendment Committee met on Monday, December 3, 2018 at the Highlands Council office in Chester.

RMP Amendment Committee Members present: Council Chair Richko, Committee Chair Alstede, Members Vohden and Holtaway

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

Present via phone: Lauren Nathan-LaRusso, GAU Associate Counsel

*Committee Chair Alstede called the meeting to order at 2:31pm.*

#### Draft RMP Addendum: Procedures for Highlands Redevelopment Area Designation

Committee Chair Alstede reported that the purpose of this committee meeting is to review, discuss, and proceed with the Procedures for Highlands Redevelopment Area Designation (the "Redevelopment Procedures").

At this time a presentation was provided to the committee members by Highlands Council staff. This presentation provided a history and proposed changes to the Redevelopment Procedures document.

Regarding multiple properties in a Highlands Redevelopment Area, Member Vohden asked if Planning and Preservation Areas can be mixed within a project. Council staff responded that you cannot mix Planning and Preservation Areas in a Highlands Redevelopment Area project.

It was also noted by Council staff that the Redevelopment Procedures document was adopted by resolution in 2008. Revisions were made in 2016 due to a project reviewed by Council and it was further recommended by DAG to either adopt the revised Redevelopment Procedures document as a rule or as an amendment to the Regional Master Plan.

Council staff noted that the role of the committee today is to discuss and review the Redevelopment Procedures document.

Committee Member Holtaway asked if there are any other amendments the committee will review. Council staff responded that the Plan Conformance and Center Designation documents will be the next documents for the committee to review.

At this time, there was discussion amongst committee members regarding redevelopment projects with multiple properties and whether or not the municipality must be the applicant. Council staff noted that if the applicant could demonstrate “control” of all properties included in the application, then the individual could be the applicant. After discussion, it was decided that the word “control” should be defined in the document and that definition should include a contract purchaser. Member Vohden referred the committee to Paragraph 3.1(e) of the Redevelopment Procedures – Secondary impacts. Council staff read N.J.A.C. 7:38-6.4(i) from the DEP Highlands Rules.

The role of the committee at the “public” RMP Committee Meeting scheduled on December 6 is to recommend to the Council to authorize Council staff to conduct 5+1 public hearings and public comment on the Redevelopment Procedures “as amended” with the definition of the word “control” added.

The public hearings and public comment period would be conducted prior to the adoption of the document.

It is the goal of Council staff to adopt the Redevelopment Procedures at the Council’s March meeting.

*The RMP Amendment Committee adjourned at 3:14pm.*