



Highlands Council Meeting

Thursday, December 1, 2016

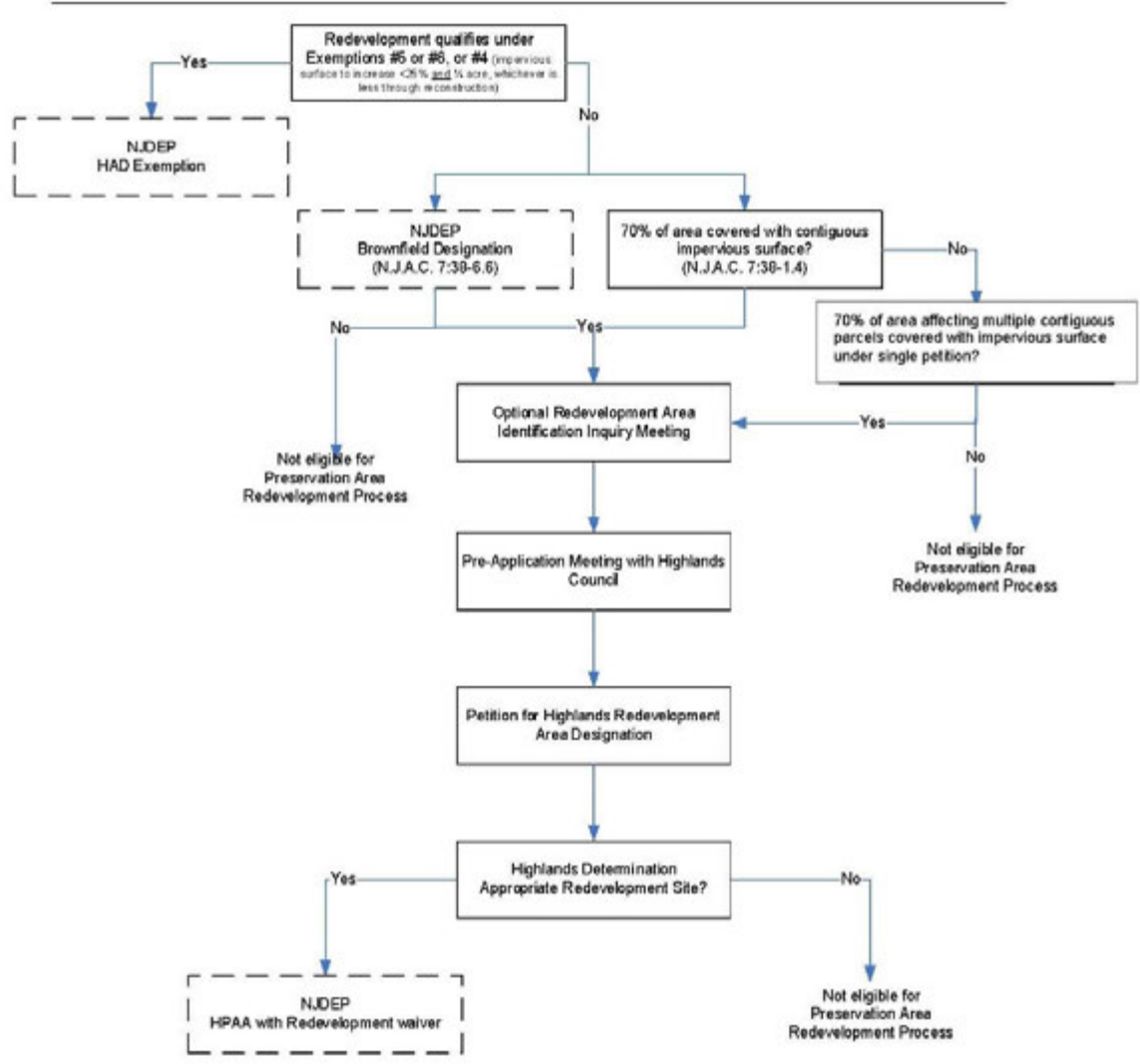


Highlands Redevelopment Area Guidance Document

- Redevelopment in certain previously developed areas in the Highlands Preservation Area 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 NJDEP Highlands Rules



New Jersey Highlands Preservation Area Redevelopment Process





Clarifications of Highlands Redevelopment Area Designations

- For Highlands Brownfields designations, require additional information on the remediation and the proposed use of the property
- Clarify that only municipalities may apply for designations involving multiple property owners
- Require public notice of the Highlands Council's public hearing to all property owners that are included in a Highlands Redevelopment Area or are located within 200 ft. of the proposed boundary
- Require that a municipality adopt a master plan amendment incorporating any multiple property Highlands Redevelopment Area



Proposed Amendments

Duration of Highlands Redevelopment Area Approval

- Applicant shall have 5 years to receive approval of an HPAA with Redevelopment Waiver from the NJDEP.
- At the end of the 5 year period, if the applicant has not received approval of an HPAA with Redevelopment Waiver from the NJDEP, then the Highlands Council's approval shall automatically expire;
- Applicant may receive a one year extension from the Highlands Council upon showing of good cause.
- After receiving approval of an HPAA with Waiver from the NJDEP, the duration shall coincide with the HPAA issued by NJDEP.