



CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
*Lt. Governor*

## State of New Jersey

Highlands Water Protection and Planning Council  
100 North Road (Route 513)  
Chester, New Jersey 07930-2322  
(908) 879-6737  
(908) 879-4205 (fax)  
[www.nj.gov/njhighlands](http://www.nj.gov/njhighlands)



JIM RILEE  
*Chairman*

MARGARET NORDSTROM  
*Executive Director*

### MEMORANDUM

**To:** Landowner Equity and Land Preservation Committee  
**From:** Margaret Nordstrom, Executive Director  
**Subject:** Committee Meeting Minutes – May 10, 2016  
**Date:** May 16, 2016

A Landowner Equity and Land Preservation Committee meeting was held on Tuesday, May 10, 2016 at the Highlands Council office in Chester. Committee Members present: Committee Chair Walton, Chairman Rilee (via phone), Committee Members Dressler and Francis.

Staff Members present: Margaret Nordstrom, John Maher, Chris Danis, Kim Ball Kaiser, Jim Hutzelmann, Carole Ann Dicton, and Annette Tagliareni

Also present: Lisa LeBoeuf, Assistant Counsel, Governor's Authorities Unit.

Committee Chair Walton opened the meeting at 2:05pm.

#### Update on Highlands Water Usage

Committee members discussed, in conceptual terms, several scenarios to implement a water fee in the Highlands Region based on current and proposed Highlands Development Credit (HDC) values. After the discussion, Highlands staff was asked to prepare and provide to the committee at its next meeting, the following:

- A legal opinion on whether a water use fee can be imposed on only purveyors of Highlands sourced water or if such a fee must be imposed Statewide; and
- Clarification regarding what the Highlands Act and RMP policy implications may be regarding a change to the current HDC value of \$16,000/per credit based on a voluntary receiving area market driven rate.

### HDC Allocations

As requested by the Committee at its February 18, 2016 meeting, Highlands staff reviewed two prior issued HDC Allocations to demonstrate the staff HDC process to the committee how show how different properties in the Region are valued under the TDR program.

### HDC Purchase Program Update

Highlands staff reported that the Council has received approximately 18 applications to date for the pending HDC Purchase Program. Most of the applications received are from landowners who were previously issued HDCs. The deadline for this program is July 8, 2016

### Open Space Matching Grant Program Update

Highlands staff reported that a public notice will be sent for the Open Space Matching Grant Program next week. Letters will be sent to municipalities, counties, and non-profits.

### HDC Bank Meeting

Highlands staff provided the committee with the draft agenda for the next HDC Bank meeting scheduled on August 4, 2016 at 4:00pm.

### Next Committee Meeting

The committee scheduled its next meeting for Tuesday, May 31, 2016 at 2:00pm.

*The Committee adjourned at 3:10pm.*