Highlands Council Meeting
March 21, 2019
Highlands Redevelopment Area Procedures
Highlands Redevelopment Area Procedures

• 60-day public comment period with 6 public hearings

• Based on public comment received, the RMP Amendment Committee recommended the following changes to the draft procedures:
  • Extend the minimum notice requirements to 30 days.
  • Require that notice be provided to public utilities in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-12h).
  • Require that notice be provided to the County Planning Board.
  • Revise section 4.1.1(b)4 to read “Any Highlands Resources.”
  • Require that if an application is not heard by the Highlands Council within 90 days of being deemed complete, the Highlands Council will formally notify the applicant.
Plan Conformance Procedures
Plan Conformance Procedures – History

• Procedures were adopted in 2008 as a component of the RMP
• Provides identical standards for counties and municipalities
• 10+ years of implementation of Plan Conformance
  • 62 Municipal Petitions submitted, 50 approved
  • 6 County Petitions submitted, 2 approved
• County and municipal implementation has been slow
  • Out of 50 approved municipalities:
    • Only 31 have amended their master plans to conform to RMP.
    • Only 10 have adopted the Highlands Land Use Ordinance.
  • Out of 2 approved counties:
    • Only 1 has adopted required master plan amendment and development regulations
• Lack of Center Designation Procedures
  • 16 Highlands centers have been approved, with no formal guidance on implementation
Plan Conformance Procedures - Amendments

• Monitoring Program Recommendation Report
  • Recognized that one-size-fits-all approach to Plan Conformance was not effective
  • Recognized that counties differ from municipalities

• Updated procedures drafted to address recommendations and experience since 2008

• Tailor Plan Conformance to each municipality and county
  • Address only resources present
  • Identify significant and important planning initiatives
  • Cost reduction
  • Enhanced resource protection

• Highlands Center Designation procedures
  • Clearly lay out process and standards for a Highlands Center Designation
  • Give clear direction to municipalities on implementation
Plan Conformance Procedures - Next Steps

• Highlands Council vote on resolution to release for public comment and public hearings
• 60-day public comment period
• 6 public hearings (5 in Highlands Region + 1 in Trenton)
• Response to comment
  • Review with RMP Amendment Committee
  • Potential Edits to Procedures
• Council adoption - July 2019 (tentative)