

BOROUGH OF HIGHLANDS, N. J.

INCORPORATED 1900

42 SHORE DRIVE
HIGHLANDS, NJ 07732
COUNTY OF MONMOUTH

732-872-1224 PH
732-872-0670 FX

WWW.HIGHLANDBOROUGH.ORG



CAROLYN BROULLON
MAYOR

MICHAEL MUSCILLO
ADMINISTRATOR

MICHELLE HUTCHINSON
BOROUGH CLERK

Designating an Area in Need of Redevelopment [AINR] is a multi-step process guided by NJ State law. We have chosen to seek designation as a non-Condensation [no eminent domain] area. We want to work with property owners and potential developers to improve properties within the designated zone. Two primary benefits explained:

Benefit to the town - PILOT explained: Payment In Lieu of Taxes is a direct payment to the Borough for up to 30 years. Instead of the usual tax breakdown percentages to the County, County Open Space, County Library and school districts, the payment only goes to the Borough. This is NOT a tax abatement as the developer pays the Borough.

Benefit to the property owner or developer - ERG explained: The Economic Redevelopment and Growth Program is an incentive for residents, developers and businesses to address revenue gaps in development projects through low interest loans and grants from the State of NJ. The loan or grant is not meant to be a substitute for conventional debt and equity financing and applicants should generally have their primary debt financing in place before applying.

The timeline for the designation process. *As you can see, we have already completed steps 1 – 3.*

1. **Council** adopts resolution instructing the Land Use Board to undertake a preliminary investigation to determine whether various blocks/lots within the Central Business District/ Bay Avenue Corridor ("Study Area") is an 'area in need of redevelopment' without eminent domain for redevelopment purposes. [**completed** 6/2/21]
2. **Land Use Board** conducts public hearing on the designation of the Study Area and adopts resolution recommending designation of Study Area as a non-condemnation Redevelopment Area to Borough Council. [**completed** 8/5/21]
3. **Council** conducts a public meeting explaining the redevelopment process [**completed** 8/23]
4. **Land Use Board** memorializes resolution, sends to Council. [**tentative** 10/7/21]
5. **Council** conducts a public engagement survey of residents and property owners. [**tentative** 10/3 – 10/31]
6. **Council** conducts a public engagement meeting to formulate a plan for the zone. Specific uses and zoning requirements can be altered in the plan. [**scheduled** 10/18]
7. **Council** designates Study Area as a non-condemnation redevelopment area and authorize the preparation of a Redevelopment Plan for the Study Area. [**tentative** 10/20/21] **or special 10/12**
8. **Planner** receives all feedback from the Public, Land Use Board and Council then prepares the plan.
9. **Land Use Board** reviews proposed Redevelopment Plan then **adopts & memorializes** resolution recommending adoption of Redevelopment Plan with recommendations from Land Use Board (if any). [**tentative** 12/2/21]
10. **Council** introduces of Redevelopment Ordinance. [tentative 1/1/22] **or special 12/6**
11. **Council** approves final Adoption of Redevelopment Ordinance. [**tentative** 1/19/22] **or 12/15**

Before [2013] and after [2017] photos illustrate how historic buildings in Highlands can be updated and revived to assure **Highlands' Historic imprint remains downtown.**

