

**MILLBURN TOWNSHIP**

**OVERVIEW OF**

**REDEVELOPMENT PROCESS**

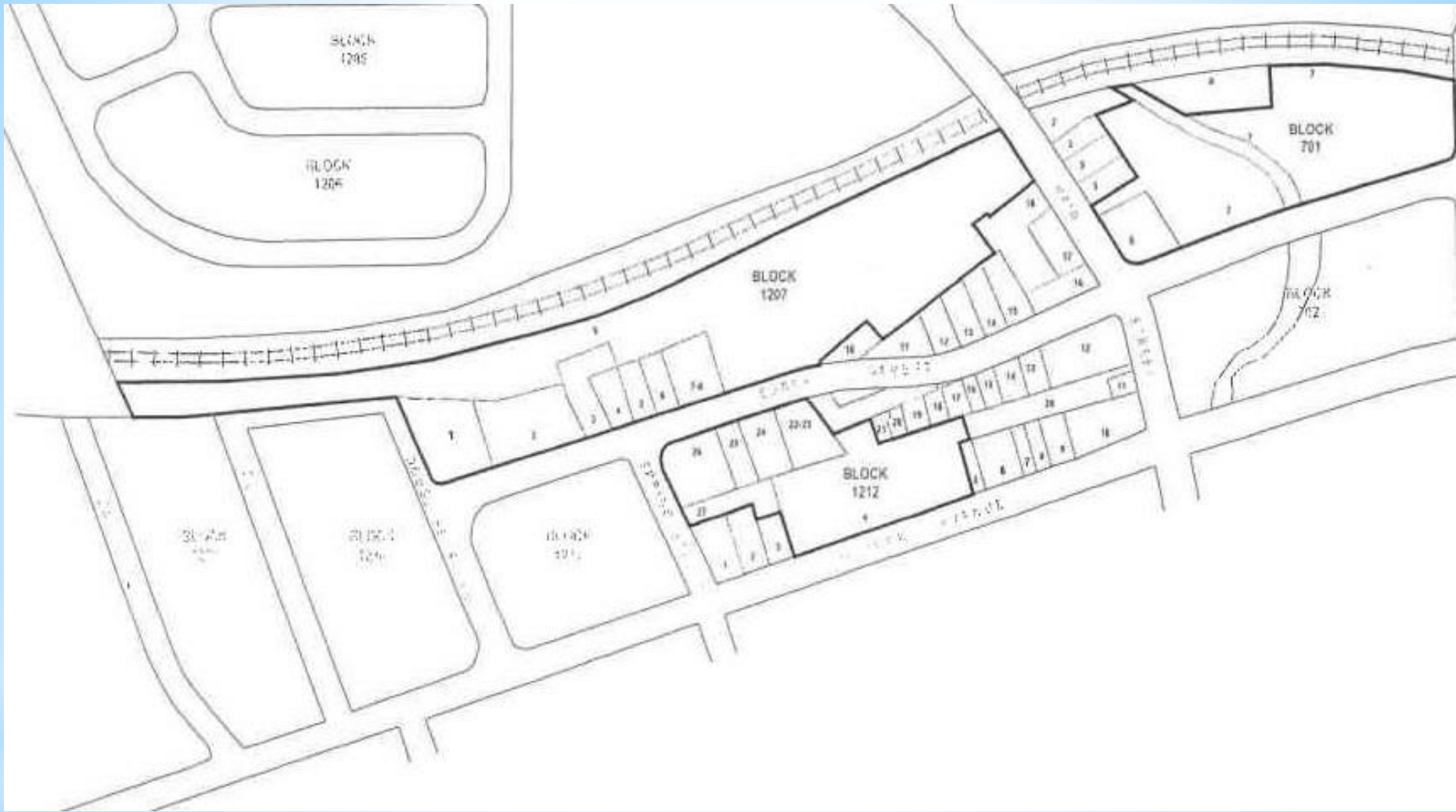
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# NOT

## THE MUNICIPAL LAND USE LAW (“MLUL”)



# REDEVELOPMENT AREA



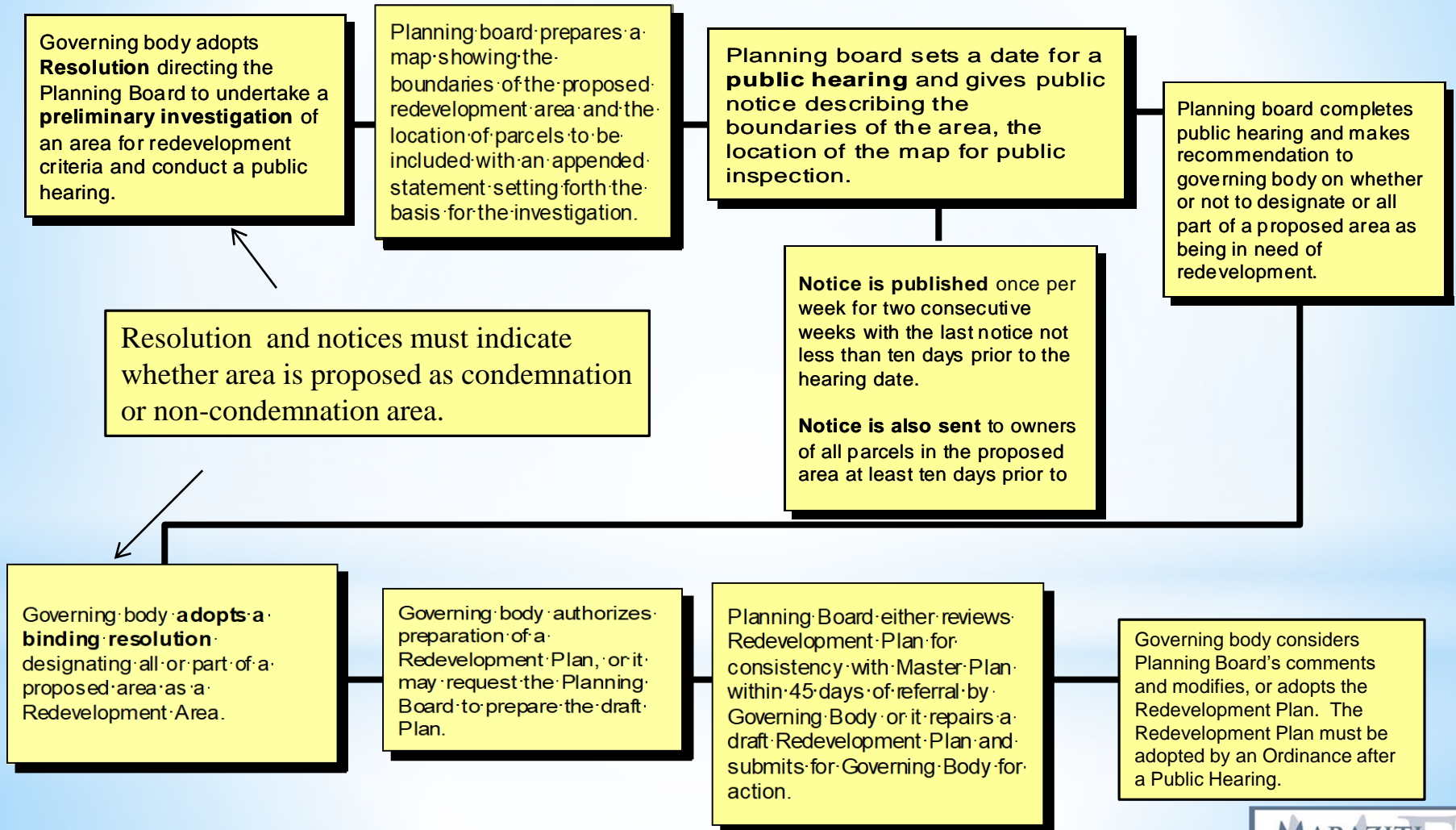
## Comparison Between Downtown Vision Plan and the Redevelopment Area.



## COMPARISON: LOCAL REDEVELOPMENT LAW/MUNICIPAL LAND USE LAW

	Zoning	Redevelopment
Public Private Partnership		X
Active Municipal Role		X
Passive Municipal Role	X	
Must Satisfy Designation Criteria (Area Study)		X
Redevelopment Plan		X
Municipality Selects Redeveloper		X
Build as of Right	X	
Maximum Municipal Control		X
Improvements Limited to “Rational Nexus”	X	
Negotiate Community Amenities		X
Long Term Tax Exemption <i>Option</i>		X
Short Term Tax Exemption <i>Option</i>		X

# REDEVELOPMENT AREA PROCESS



# REDEVELOPMENT PLAN ADOPTION PROCESS

Governing body authorizes preparation of a Redevelopment Plan, or it may request the Planning Board to prepare the draft Plan.

Planning Board either reviews Redevelopment Plan for consistency with Master Plan within 45 days of referral by Governing Body, or it repairs a draft Redevelopment Plan and submits for Governing Body for action.

Governing Body considers Planning Board's comments and modifies, or adopts the Redevelopment Plan. The Redevelopment Plan must be adopted by an Ordinance after a Public Hearing.

# THE REDEVELOPMENT PLAN

## LEGAL REQUIREMENTS

(N.J.S.A. 40A:12A-7)

- Created by Governing Body With Planning Board Input
- Establishes Zoning for Redevelopment Area
- ELEMENTS OF THE PLAN
  - Land Uses and Building Requirements
  - Superseding or Overlay Zoning
  - Relationship to Municipality’s Development Goals
  - List of Properties to be Acquired, if any
  - Relocation of Residents, if applicable
  - Redeveloper Selection reserved to Municipality
  - Significant Relationship to State Plan, County and Contiguous Municipal Master Plans
  - Proposed locations for electric vehicle charging stations
- The Plan is an “evolving” document - It can be Amended.





# REDEVELOPMENT PLAN POLICY ISSUES

- Hybrid - Master Plan & Zoning Ordinance
- Community Involvement Urged
- Optional Provisions

Redeveloper Escrows to Offset Municipal Costs

Redeveloper Selection Process

Green Building/Sustainability

# REDEVELOPMENT AGREEMENT KEY PROVISIONS

- Designate Redeveloper
- Project Description
- Prohibition against construction of a different project
- Project Schedule
- Infrastructure Improvements - Off Site
- Community Amenities - Nexus
- Environmental Remediation Responsibility
- Tax Exemption (PILOTS) Option
- Limitation on Transfer of Agreement
- Termination
- Default and Remedies

# QUESTIONS AND COMMENTS



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