



State of New Jersey

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MEMORANDUM

To: RMP Amendment Committee
From: Benjamin L. Spinelli, Esq., Executive Director
Subject: RMP Amendment Committee Meeting Minutes of July 15, 2024
Date: July 18, 2024

The RMP Amendment Committee met on Monday, July 15, 2024, at 2:00pm via Zoom.

RMP Amendment Committee Members present: Council Chair Richko, Committee Chair Alstede, Members Vohden and Van Abs. Members Dressler and Sebetich were absent.

Highlands Council Staff Members present: Gabrielle Gallagher, James Humphries, Maryjude Haddock-Weiler, Neda Hartman, Corey Piasecki, Carole Ann Dicon, Roberta Burkhart and Annette Tagliareni.

Governor's Authority Unit (GAU): Samuel Kovach-Orr, Associate Counsel.

Committee Chair Alstede opened the meeting at 2:06pm.

Committee Chair Alstede reported that the committee's agenda item for discussion is the Highlands Affordable Housing RMP Amendment.

At this time, James Humphries, Director of Planning, Science & GIS gave an overview of the Affordable Housing RMP Amendment and public comments received. Mr. Humphries noted that no changes were made to the Amendment as a result of public comments. Mr. Humphries also noted that this Amendment is one of three documents to be released by the Highlands Council related to the new Fair Share Housing legislation. The other two documents are guidance documents, not amendments, and will come before the Council in September.

- Affordable Housing Locational Guidelines
- Highlands Municipal Build Out Instructions & Grant Program

Committee Chair Alstede asked if committee members had any comments/questions on the Amendment.

Member Van Abs inquired about the legal strength of the two additional documents.

Ms. Gallagher, Chief Counsel, responded that given the timeline of the legislation, it wasn't possible for all documents to go through the amendment process. Ms. Gallagher added that case law says we can provide guidance. The Amendment will not change. The other two documents are guidance documents which can be updated.

Member Van Abs emphasized that a guidance document is a method on how to implement the rule.

At this time there was discussion regarding municipalities that are not conforming and the advantages of conformance.

Lastly, it was noted that Council staff will work to ensure municipalities are aware of Highlands Council support regarding this new affordable housing round.

The RMP Amendment Committee adjourned at 2:28pm.