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MEMORANDUM

TO: RMP Amendment Committee

FROM: Benjamin L. Spinelli, Esq., Executive Director

DATE: July 13, 2026

SUBJECT: RMP Amendment Committee Meeting Minutes of July 7, 2026

The Regional Master Plan (RMP) Amendment Committee met on Tue., July 7, 2026, at 2:30pm via Zoom.

RMP Amendment Committee Members present: Council Chair Richko, Committee Chair Alstede, Members Kibler, and Van Abs. Committee members Oswald and Smith were absent.

Highlands Council Staff Members present: Ben Spinelli, Gabrielle Gallagher, James Humphries, Maryjude Haddock-Weiler, Jocelyn van den Akker, Neda Hartman, Corey Piasecki, Carole Ann Diction, Diana Swiderski and Annette Tagliareni.

Governor's Authority Unit (GAU): Azeem Chaudry, Associate Counsel.

Committee Chair Alstede opened the meeting at 2:33pm.

Highlands Redevelopment Area Designation Procedures

James Humphries, Director of Planning, Science & GIS gave a presentation regarding the Highlands Redevelopment Area Designation Procedures. Mr. Humphries' presentation gave an overview on the procedures:

- Need for Exemptions & Waivers
- Waivers
- Paths to Update the Highlands Development Area Designation Procedures
- Changes Proposed to the Highlands Development Area Designation Procedures
- Examples of previously approved Highlands Redevelopment Area Designations

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The meeting focused on discussing proposed updates to the Highlands Redevelopment Area Designation Procedures, with Mr. Humphries presenting two paths forward: limited edits to existing procedures or a more comprehensive update including smart growth design guidelines and clustering options. The committee reviewed several approved applications to assess how proposed changes would impact approved redevelopment projects. Key concerns were raised about defining agricultural land preservation standards, distinguishing between redevelopment and new development, and addressing issues with multi-parcel developments where separate property owners' rights could be affected. The committee discussed the importance of maintaining flexibility while preventing abuse of the redevelopment process, particularly for properties not under common ownership. Council staff agreed to refine definitions, address agricultural preservation criteria, and develop requirements for municipally sponsored, multi-parcel developments before presenting updated proposals to the committee in early August and for Council consideration at its September meeting.

Next steps

Corey Piasecki, Principal Planner, reported on next steps for the Monitoring Program Recommendation Report (MPRR). Mr. Piasecki aims to get the MPRR recommendation section to the consultant for design and layout by the end of July, with indicators to follow shortly thereafter.

Mr. Humphries reported that Council staff will revise the Highlands Redevelopment Area Designation Procedure based on today's discussion, focusing on definitions (disturbance, structure, developed area), agricultural criteria, and language requiring municipal sponsorship/planning for multi-parcel areas. The document will be recirculated to the committee for review, and a follow-up committee meeting will be scheduled in early August to review the revised procedures.

The RMP Amendment Committee meeting adjourned at 3:39pm.