



Borough of Highlands
151 Navesink Avenue Highlands, NJ 07732
**APPLICATION FOR CONSTRUCTION/DEVELOPMENT IN A
REDEVELOPMENT AREA**

Prepare to submit in PDF Format by email the required documents to economicdevelopment@highlandsnj.gov for review by Borough Redevelopment Team: (Submit COMPLETE PDF formatted e-package)

- Financial Responsibility and capability
- Estimated development cost
- Estimated time schedule
- Conceptual site plans including visual plans and elevations at a minimum.
 - Building elevations should indicate the proposed building/flood resistant materials to be constructed at all the building's facades.
 - The concept plan should include a site-specific massing diagram including the mix of uses for proposed project along with proposed program components.

You will receive email confirmation that your submission has been received along with Borough contact information.

Borough Redevelopment Professionals will review your submission for consistency determination which shall include, but not be limited to, a review of the project to determine the general compliance with the proposed development and uses of the parcel(s) and related standards in the Redevelopment Plan, the aesthetics of the project and the project's coordination with other existing projects and with proposed development and uses.

After a favorable consistency review, a Redeveloper's Agreement with the prospective redeveloper shall be negotiated. The Governing Body may then adopt a resolution designating the redeveloper as the "Redeveloper" for a specific [portion of the Redevelopment Area and authorizing the execution of the redevelopment agreement. No application may proceed to the Land Use Board for preliminary/final approval prior to the designation of a redeveloper and the execution of a Redevelopment Agreement.

Redevelopment Plans are available on www.highlandsnj.org