

Showing two scenarios: the statutory planning board process on the upper for proposals that require one or more variances, and the longer redevelopment/rehabilitation process that address most variances during negotiation with a developer before the planning board process begins.

A nominal timeline, in months, is included. T=0 is when PB application is made.

While considerable time and expense is spent in the months leading up to planning board review for a redevelopment project, the proposal however enjoys the explicit support of the township committee and the benefits of spot zoning. Little community input occurs during this period.

As a result of the negotiation, there are no significant variances at the Planning Board and the scope of relevant/impactful community input during the PB hearing is correspondingly weakened. The spot zoning and the proposal are aligned and approval is all but certain. The proposal is often “as of right”.

REDEVELOPMENT LAW

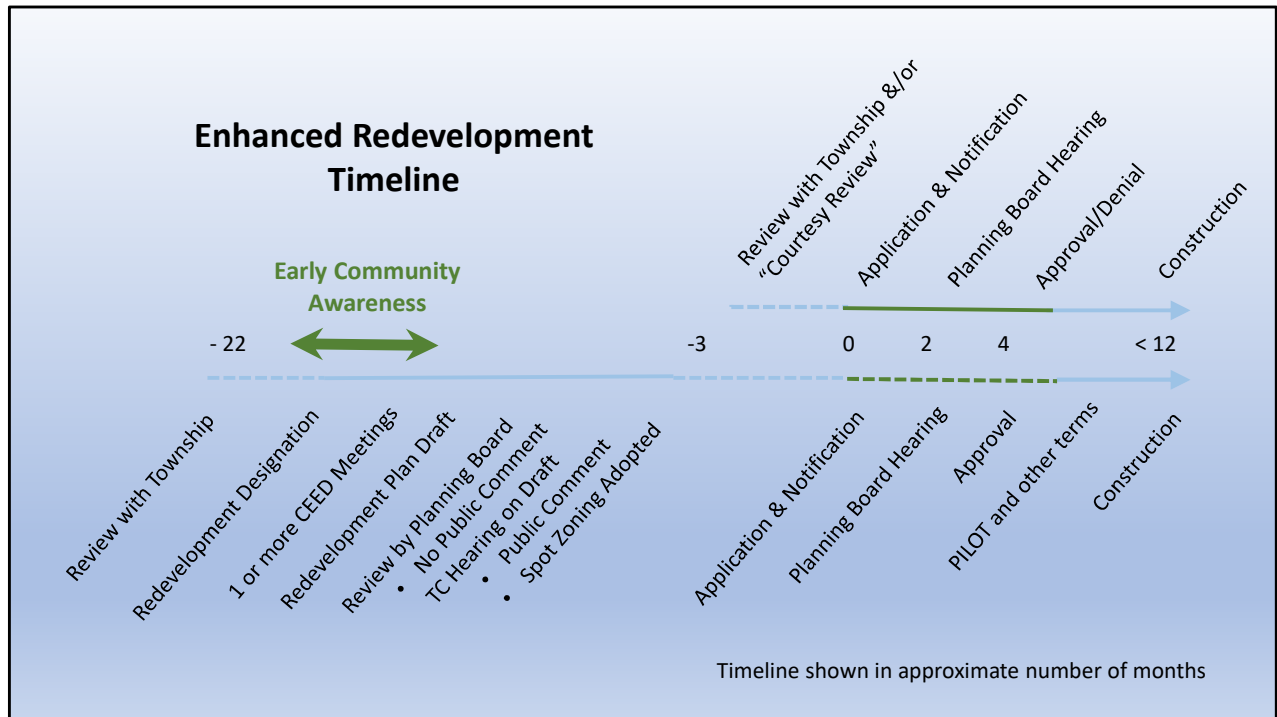
Benefiting Community and Property Owners Alike

- **Powerful and Valuable Option**
 - Allows more Township & community participation in project definition
 - Promotes development through PILOTS and “spot zoning”
 - Facilitates discussion of community “give-backs”
- **Maplewood’s Process Delays Community Input**
 - Affirms developer plans early, outside public awareness
 - Spot zoning neuters community input at Planning Board
 - Projects often have substantial and enduring local impact
- **Early Community Engagement Is Good All-a-Round**
 - Educates community on development realities
 - Engages community before substantial money and time investment by developer
 - Engages community on value proposition of abatements
 - Engages community in realizing Master Plan goals
 - Facilitates orderly and focused Planning Board hearings
 - Reduces skepticism and increases trust

None of which is to say that there is no public benefit in the Redevelopment Law itself. In fact, just the opposite is true.

Its also important to note that the law does not restrict community engagement.

Our process would benefit from earlier community involvement.



Our process is lacking early community awareness. Awareness precedes involvement.

Each redevelopment designation is different—**But ALL significant**

- Public vs. private
- Contamination or other hinderances (or not)
- Property owner or contract purchaser
- Size and duration of PILOTs
- Etc.

Level and duration of community engagement may differ case by case—the
 The common element is that a clear and explicit statement by Township, with all details
 And timeline, be made to the public **EARLY** in the process.