



**Lashway, Lisa**

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**From:** Ross, Chris [Chris.Ross@highlands.state.nj.us]  
**Sent:** Tuesday, January 24, 2012 1:29 PM  
**To:** Greenbaum, Rob; Sohl, Bill; Lashway, Lisa; chuckmcgroarty@banisch.com; Natafalusy, Catherine  
**Subject:** FW: Debeck Associates LLC

FYI: Mount Olive Officials on Service List:

Dear Mr. Stein:

Thank you for your e-mail. Please be advised that later this week, the Highlands Council will be sending the NJDEP (with copy to Mount Olive and Debeck Associates) the final copy of the Highlands Council's resolution of January 19, 2012, approving the Route 46 (Mount Olive) Highlands Redevelopment Area Designation, with supporting documents. As you know, this approval is a necessary prerequisite for Debeck Associates (owner of Block 8200 Lot 5) to apply for a Highlands Preservation Area Approval (HPAA) with Redevelopment Waiver from the NJDEP.

As part of the Highlands Council staff review of the proposed Highlands Redevelopment Area designation and in order to assist you in your next steps, a matrix of checklist items is being prepared by Highlands Council staff regarding HPAA with Redevelopment Waiver submittal requirements, which provides information to both the applicant and the NJDEP. The matrix notes those items that we feel have already been addressed by the Highlands Council review, and those remaining items that need to be provided to the NJDEP on your behalf. Thus, the package that Debeck Associates will be receiving later this week will include the Highlands Council Resolution, Final Consistency Determination and Staff Recommendations Report, and the matrix of HPAA checklist items. While we will be forwarding the referenced matrix directly to NJDEP, we recommend that you also submit a copy as part of your HPAA application package. Please be advised that the matrix is provided for advisory purposes only; it is recognized that NJDEP may require additional information from you as part of their review of the HPAA application. It is our hope that this matrix will assist the NJDEP staff in their review of your HPAA application package, and will facilitate an efficient review by identifying required application items that have already been fulfilled by the analysis prepared by the Highlands Council. Lastly, please be advised that in accordance with the Highlands Act, the Highlands Council's resolution of this matter shall have no force and effect until the end of the Governor's review period of the Council's meeting minutes, which will be a date to be determined based on when we complete and send the meeting minutes (our expectation is that the review period will end mid-March 2012). You may still submit your application to NJDEP and set up the meeting to start the process. In order to assist you in your application moving forward please be advised that we would be happy to attend meetings with you and NJDEP (including the requisite pre-application meeting) in support of your application, we only ask that we be included in the scheduling of that meeting with you and NJDEP to make sure that we are available.

If you have my questions, please do not hesitate to contact me.

Eileen

Eileen Swan  
Executive Director  
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**From:** Richard A. Stein [mailto:rstein@lclaw.com]  
**Sent:** Monday, January 23, 2012 4:44 PM  
**To:** Swan, Eileen  
**Cc:** Mark Denisiuk (mark.denisiuk@ferrieroengineering.com)  
**Subject:** Debeck Associates LLC

Ms. Swan, thank you again for the Highlands Council Staff review and recommendation of the Debeck petition for a Highlands Area Redevelopment designation. The applicant wishes to promptly proceed with the application to NJDEP for the necessary waivers to allow the property to be developed. Can you kindly advise me on the procedures that have been established by the Council to be followed by the applicant after receiving a redevelopment designation.

I believe the next step is to request a pre-application meeting with NJDEP. However, does the applicant need to coordinate that request with your office as I understand that a Highlands Council Staff member will attend the pre-application meeting with NJDEP. Also, does the applicant need to wait for the actions of the Council on January 19, 2012 to become official pursuant to NJSA 13:20-5.j and for the Highlands Council to formally advise the NJDEP of the redevelopment designation for the property before applying for the pre-application meeting? Is there some other intermediary step that needs to be accomplished first? Any advice or guidance that you can provide would be greatly appreciated. Once again thank you for your assistance in this matter.

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