

## **Landfill and Station Area Draft Redevelopment Plan Presentation**

On Saturday June 9<sup>th</sup> representatives of Phillips Preiss Shapiro Associates, presented to the public the draft version of the proposed redevelopment plan for the landfill redevelopment area.

As you look at this presentation you will note that it is similar to the "Vision Plan" the Borough adopted in January of 2007, this is because the redevelopment plan is based on the vision plan. It has taken the concepts of this vision and turned them into the formal and legal document needed to control and manage a project of the magnitude. This plan when adopted will be the control document that will define for developers what they can and cannot build on the site, how they prepare for construction and where specific elements are to be located and a myriad of other detail. (Controls uses and design)

This presentation was part of the public outreach the Borough has followed throughout the planning and creation of the vision for this area. As we move forward towards the formal and legally required portions of the project the public will be kept informed and asked to participate in the adoption of the final redevelopment plan and ultimately the selection of a redeveloper(s) for the area.

It is expected that the final draft of the redevelopment plan will be complete during June 2007, and ready for presentation to the Borough's planning board early July. The Planning Board will hold a public meeting to formally "introduce" the proposed plan to the Borough at large.

At this meeting the planning board will determine if the plan meets the criteria established by the state and equally important meets the criteria and intentions of the Borough. After considering any comments received they will either recommend that the plan be passed on to the Borough Council for review and adoption as the official redevelopment plan for the area, or give it back to the planners for revision and re-presentation at a date to be determined by the board.

Should the proposed plan be passed on to the council for review and adoption, the process will once again be a very public one, the meeting where it will be introduced to council will be advertised in the press and on the borough web site, at the council meeting it will be presented in full and public comment will be solicited, this is followed by a two week (14 day) period where members of the public and others may comment to the council on the contents of the plan. At the end of this period and at the next Public meeting the council will address whatever commentary has been received in writing or orally at this meeting, members of the audience will be able to address the council at this meeting as well. The council will then vote on the adoption of the plan. If it is not adopted, it will be revised as directed by the Council and re-presented at a date to be determined by council.

Following the adoption of the plan, the borough will issue a request for proposals/qualifications from potential redevelopers for the redevelopment of the site. This RFP/Q will be based on the redevelopment plan and detail all requirements, timing, incentives and penalties associated with the proposed project, it is anticipated that this process will take up to six months to complete and that the Borough should be able to designate a redeveloper during the first quarter of 2008.