

# Developer's Perspective on Regional Redevelopment

- ▶ How is it Different?
- ▶ Pros and Cons

# REGIONAL REDEVELOPMENT POWERS

- ▶ “Transcending Municipal Boundaries”
- ▶ Exclusive Power
- ▶ Eminent Domain

# UNIQUE FEATURES OF REGIONAL REDEVELOPMENT

- ▶ “Interested Party” Petition
- ▶ Satisfying Both Agency and Municipality
- ▶ Hearings – Local Government and Community Outreach

# UNIQUE FEATURES OF REGIONAL REDEVELOPMENT (cont.)

- ▶ Referral to HMMC (Hackensack Meadowlands Municipal Committee)
- ▶ Final Commission Action – HMMC Veto Override





# REGIONAL AGENCY TOOLS

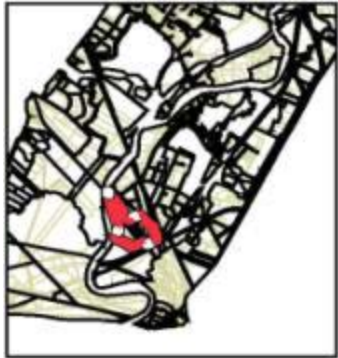
- ▶ Full Time Professional Staff
- ▶ MERI Mapping and Site Resource
- ▶ District Transportation Plan – Fee
- ▶ Tax Sharing Formula

# BROWNFIELDS – LANDFILLS AND INDUSTRIAL SITES

## Secaucus Transit Village Redevelopment Area

### LEGEND

-  Secaucus Transit Village
-  Block Limit Line
-  Lot Limit Line
-  Water
-  Block Designation
-  Lot Designation

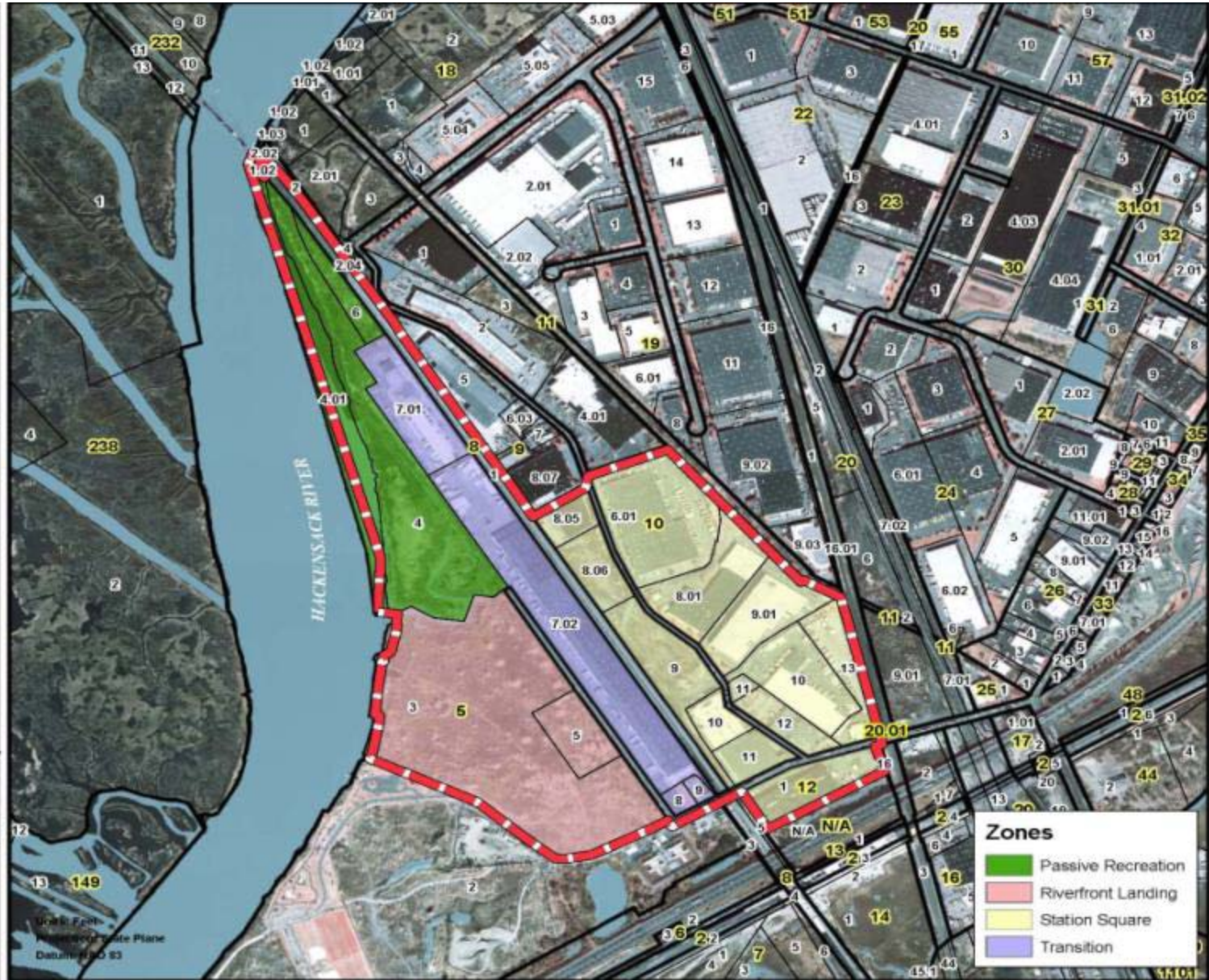


Parcel configurations on this map reflect lot lines taken from municipal tax maps. Some areas may not show current subdivisions. For further information, please contact the Office of the Chief Engineer.



Scale: 0 375 750 Feet

New Jersey Metropolitan Commission  
Geographic Information Systems



# ENERGY OPPORTUNITIES



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