

Skillman Village Update **March 2008 Newsletter**

Below are some recent, current and upcoming activity highlights for the Skillman Village project:

Remediation:

- Clean-up consultant has applied for necessary permits from NJDEP for restoration of Sylvan Lake
- Preparations are being made for continuation of the steam pipe removal work beginning spring 2008.

Redevelopment Planning:

Township Committee has initiated an intensive effort on redevelopment planning. In the next few months, residents will see progress in the following three key steps: Redevelopment Plan, Redeveloper Interviews and Redeveloper Selection.

Redevelopment Plan:

In March, a preliminary draft Redevelopment Plan will be reviewed by the Township Committee, the Planning Board and the Skillman Village Steering Committee. This review will take place in public; residents are welcome to attend. Date and time will be posted on the Township web site, Channel 14 and via e-bulletin.

The Redevelopment Plan is not to be confused with the Site Plan, which will show specific location and design of proposed buildings and land use. The Site Plan is prepared by the developer and has to be approved by the Planning Board with input and comments received from the various volunteer advisory committees and the general public. This collaborative review process will take place after the Redevelopment Plan is adopted and a redeveloper is selected.

The Redevelopment Plan is the primary planning document required by law for redevelopment projects such as Skillman Village. The draft plan will set forth architectural design guidelines to reflect the community's vision for the site and to set certain boundaries for developers, such as the general nature of how the site should look and feel, expectations about sustainable green site design and building, etc. It will also include bulk guidelines such as building height and setbacks.

It is anticipated that the Redevelopment Plan will provide an "up-to" limit for development for various anticipated uses of the land. This limit is intended to result in a relatively neutral fiscal impact, so as to avoid overdevelopment. In addition, assisted by our economic adviser, Township planner and the Budget & Finance Advisory Committee, an analysis of fiscal and infrastructure impact is being conducted for a variety of development scenarios. Constraints on roadway capacity, sewer capacity and school impacts are being considered in this analysis.

As of late February, there are five developers who updated their financials and reaffirmed their interest in Skillman Village. They are King Interests, Sharbell Development, Somerset Development, Tarragon Corporation and Woodmont Properties. One additional response was received from Back to Nature Ecological Design and Development.

Next Steps:

- Upon completion of the Draft Redevelopment Plan, the Township Committee will make the draft plan available and will interview redevelopers. These interviews will take place in public and the community is invited and welcome to attend and pose questions.

- After these interviews, the Township may reduce the number of redevelopers under consideration. It will adopt the Redevelopment Plan, and complete and issue a Request for Proposal (RFP).
- The Township Committee will select and officially designate a redeveloper who shares the community's vision for the future of the site, who brings successful project experience and financial means to complete the project.
- A Redeveloper's Agreement will be carefully crafted and executed between the Township and the "Designated Redeveloper."
- The "Designated Redeveloper" will prepare and submit site plans for review by the Planning Board. The community will provide comment and input into the site plan, which will specify the use of various parts of the site and provide much greater detail than the adopted Redevelopment Plan.

For meeting notices and more detailed update of the project, please sign up to the Township's email alerts or e-bulletins at www.montgomery.nj.us. (Click on the envelope on the right hand side.)