



Protocol for Developers

July 2022

1. Developer meets with Mayor, Planning Board Chair, and Business Administrator for introductions, to discuss Redevelopment Plan (including any potential amendments) and to share ideas;
2. Developer meets with Mayor, Planning Board Chair, Business Administrator and whomever Mayor deems appropriate at the time to discuss and review draft project concepts (narrative and graphic);

(Steps 1 and 2 may be combined at the Borough's discretion.)
3. If project concepts are approved by Mayor and ad hoc committee, the Developer is introduced to the Borough's Redevelopment Counsel to prepare Conditional Redeveloper Agreement/Interim Cost Agreement;
4. Conditional Redeveloper Agreement/Interim Cost Agreement is approved by Mayor and Council and, in accordance with an agreed-upon schedule, the Developer works with Dunellen's Municipal Planner, Engineers, Financial Advisors and Redevelopment Counsel to ensure the project meets our Redevelopment Plan requirements, that all required documentation is provided, potential remediation issues are understood, and a project schedule discussed. Also to be discussed is the Redevelopment Agreement process and possible Financial Agreement/RABs, based upon the economic needs of the project and the Borough;
5. Once the municipal consultants have had the opportunity to review and comment on the project proposal, it may move forward to a presentation before the Mayor and Council, which acts as the Borough's redevelopment entity;
6. If Mayor and Council support the project, the Redevelopment Agreement and possible Financial Agreement may be considered at subsequent Council meetings for public hearing and adoption;

7. Once the Redevelopment Agreement has been approved by the Mayor and Council, the Developer will prepare its Planning Board application and, prior to submitting it, will provide the site plan to the Borough for review for consistency with the Redevelopment Agreement.
8. After submission of the Planning Board application and prior to the Planning Board hearing, the Developer will be provided the opportunity for a technical review by the Planning Board Chairman, Mayor, planner and engineers, in order to review the site plan application and any possible variances prior to the Planning Board hearing; and
9. After the Planning Board hearing and approval of site plan and any variances, and resolution compliance, the Developer shall begin their project in accordance with the approved schedule in the Redevelopment Agreement.

NOTE: The Developer may NOT move to any of the next steps after the signing of the Conditional Redevelopment Agreement/Interim Cost Agreement unless their escrows are paid and up to date for all of the preceding steps.