

WHISPERING WOODS...

WHY SO QUIET?

107th NJ League of Municipalities Conference

November 15, 2022

Presented
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Whispering Woods Path

- Planner's Role
- Pre-Litigation
- Tasks
- Do's & Don'ts
- Litigation Commences
- Settlement Implementation
- Process Concludes

The Planner's Role

01

Municipal Planner
Special Planner
Planning Board
Planner
Zoning Board Planner

02

Applicant Planner

03

Objector Planner
Community Advocate
Planner
Intervenor Planner

Pre - Litigation

- Land Use Application Filed
- Impact Concerns
- Complex History
- Ongoing Disputes
- Public Inquiry
- Organized Opposition
- Press Coverage





Planner Tasks (as the storm brews!)

- Diligence
- Ethics
- Focus
- Visualizations
- Consistency
- Factual Conclusions

Planner Guidance

DO

- ✓ Evaluate Statutory Proofs
- ✓ Prepare Findings of Fact
- ✓ Synthesize Team Info
- ✓ See the Big Picture

DON'T!

- ✗ Say Things Off The Record
- ✗ Comment On Social Media
- ✗ Obscure the Truth
- ✗ Give Net Opinions

Municipal Land Use Decision Memorialized...



Litigation Commences

- Could Take a While
- Planner Input for Settlement:
 - ✓ Impact Assessment
 - ✓ Alternatives Analysis
 - ✓ Zoning Evaluation
 - ✓ Concept Plan

Implement Settlement



Return to Land Use Board



Advertise Whispering Woods Hearing



Hear Testimony, Questions & Comments



Final Decision



THE PROCESS CONCLUDES!

Board Memorializes Whispering Woods Hearing Decision

QUESTIONS?

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