



BOROUGH OF HIGHLANDS  
COUNTY OF MONMOUTH

## ORDINANCE 0-18-22

### An Ordinance Amending Chapter 21 of the Borough Code Concerning an Updated Zoning Map

**WHEREAS**, N.J.S.A. 40:55-D-1, et seq., authorizes local governmental units to adopt ordinances to regulate land use to promote the public health, safety, morals and general welfare; and

**WHEREAS**, the Borough regulates land use and zoning by and through Chapter 21 of the Borough Code; and

**WHEREAS**, the Governing Body has determined that it is in the best interests of the residents of the Borough to amend Chapter 21 of the Borough Code to provide for the within changes; and

**WHEREAS**, the updated Zoning Map in question does not substantively affect any properties, but deletes and clarifies a boundary line within the WC-1 zone; and

**NOW, THEREFORE, BE IT ORDAINED** by the governing body of the Borough of Highlands as follows:

#### SECTION I.

Chapter 21, Section 70 of the Borough Code entitled "ZONING MAP AND SCHEDULE" shall be amended to provide as follows: (All additions are shown in **bold italics with underlines**. The deletions are shown as **~~strikeovers in bold italics~~**. Sections of Article XIV that will remain unchanged are omitted below.)

#### 21-70 ZONING MAP AND SCHEDULE.

A. The boundaries of the zone districts are hereby established as shown on the map entitled "Zoning Map, Highlands Borough, New Jersey" dated **~~November, 2017~~ July, 2018**, which map accompanies and is hereby declared to be a part of this chapter.

B. Interpretation of Zoning Boundaries. Where uncertainty exists as to any of said boundaries as shown on said map, the following rules shall apply:

1. Zone boundary lines are intended to follow the centerline of the streets, railroads, rights-of-way, streams and lot or property lines as they exist on plats of record at the time of

the passage of this chapter, where practicable, unless such zone boundary lines are fixed by dimensions as shown on the Zoning Map.

2. Where such boundaries are not fixed by dimensions and where they approximately follow lot lines, and where they do not scale more than ten (10) feet distance therefrom, such lot lines shall be construed to be such boundaries unless specifically shown otherwise.

3. In unsubdivided land and where a zone boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions shown on the map, shall be determined by the use of the scale appearing thereon.

**SECTION II. SEVERABILITY.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.

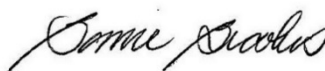
**SECTION III. REPEALER.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

**SECTION IV. EFFECTIVE DATE.** This Ordinance shall take effect upon adoption and publication according to law and filing with the Monmouth County Planning Board.

**Motion to Introduce Ordinance 18-22:**

	INTROUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
BRASWELL		X	X			
BROULLON			X			
D'ARRIGO			X			
RYAN			X			
O'NEIL	X		X			

I, Bonnie Brookes, Municipal Clerk of the Borough of Highlands, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Governing Body, at its Council Meeting, held October 17<sup>th</sup> 2018. WITNESS my hand this 18<sup>th</sup> day of October 2018.

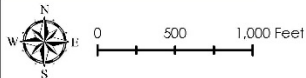
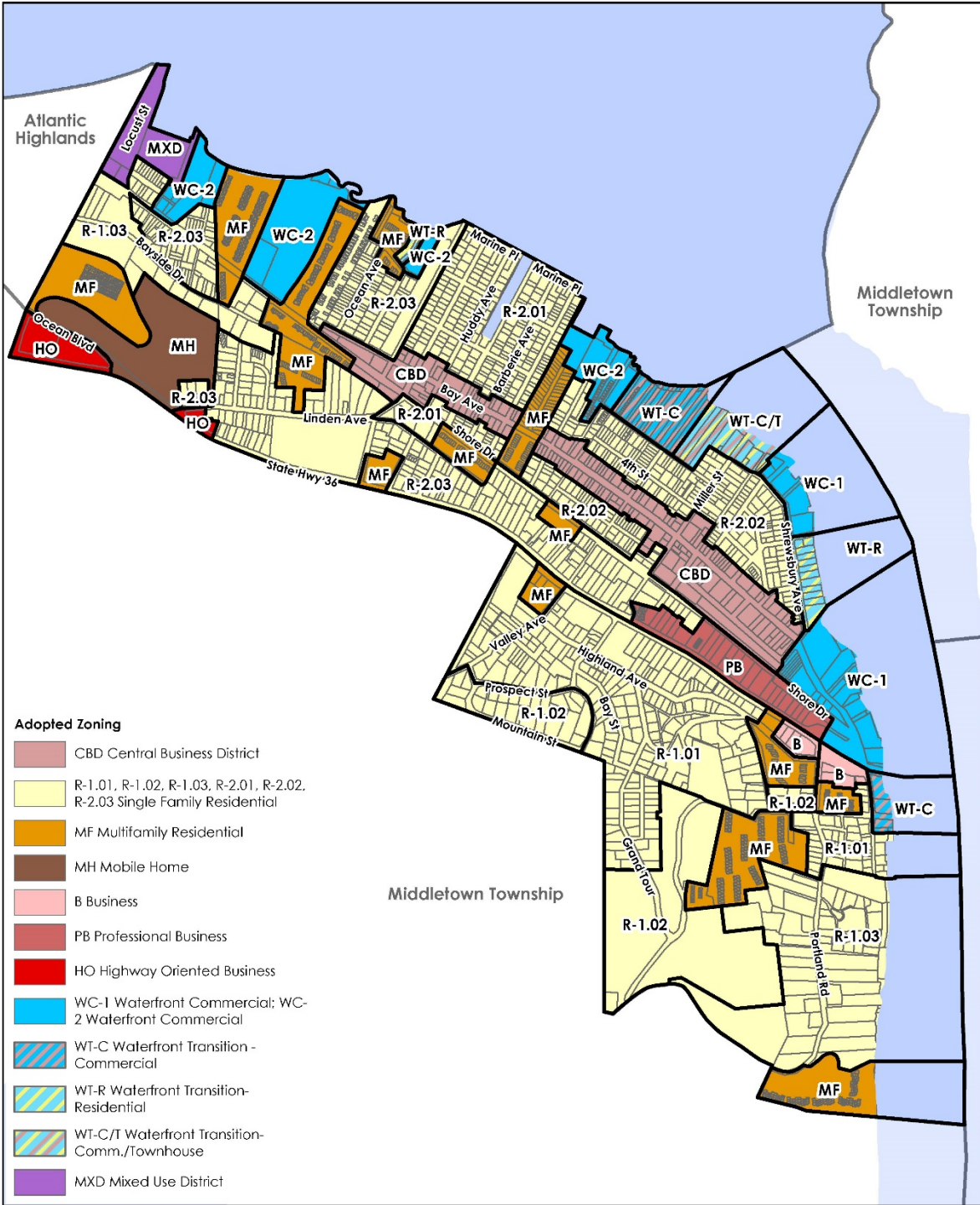
  
Bonnie Brookes, RMC  
Municipal Clerk

**Motion to Adopt Ordinance 18-22:**

	INTROUCED	SECONDED	AYE	NAY	ABSTAIN	ABSENT
BRASWELL			X			
BROULLON			X			
D'ARRIGO			X			
RYAN	X		X			
O'NEIL		X	X			

I, Bonnie Brookes, Municipal Clerk of the Borough of Highlands, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Governing Body, at its Council Meeting, held December 5<sup>th</sup> 2018. WITNESS my hand this 6<sup>th</sup> day of December 2018.

  
Bonnie Brookes, RMC  
Municipal Clerk



Source: NJOGIS, NJGIN, NJDEP, NJDOT

Zoning Map  
Highlands Borough, New Jersey