

**Borough of Highlands
Planning Board (Land Use Board)
Regular Meeting
February 14th, 2018**

Meeting Location: Robert D. Wilson Memorial Community Center, 22 Snug Harbor Ave, Highlands NJ.

Mr. Stockton called the meeting to order at 7:30 pm.

Mr. Stockton asked all to stand for the Pledge of Allegiance.

Mr. Stockton read the following statement: As per requirement of P.L.1975, Chapter 231 notice is hereby given that this is a Regular Meeting of the Borough of Highlands Planning Board (Land Use Board) and all the requirements have been met. Notice has been transmitted to the Asbury Park Press and the Two River Times. Notice has been posted on the public bulletin board.

Roll Call:

Present: Mr. O'Neil (arrived at 7:33 pm), Mr. Braswell, Mr. Nolan, Mr. Francy, Mr. Knox, Mr. Colby, Mr. Gallagher, Mr. Stockton, Mr. Lee,

Absent: Mr. Burton, Mr. Monteclavo,

Open for Public Comments: None

Mr. Braswell, Mr. Francy, Mr. Colby, Mr. Stockton, and Mr. Lee have stepped off a dais at 7:33 pm.

Motion for adjournment and any other motions:

2017-13 SmokeNmirrors DBA WindAnSea, 56 Shrewsbury Ave – Minor Site Plan Approval to change existing stairway to seating area. The application has to be re-noticed. There are two parcels associated with the property (56 Shrewsbury Ave and a vacant lot that is being utilized for off-street parking). Only the subject property (56 Shrewsbury Ave) owners within the 200 feet were notified, but legal notices were not sent to those within 200 feet from the parking lot. The legal notice needs to be cleaned up. The Board will hold an opening, on the agenda for March 14th meeting, for the application if all the legal notice is in order.

Mr. Gallagher offered a motion to adjourn the application to March 14th meeting with a new legal notice, seconded by Mr. Nolan.

Roll Call Vote:

AYE: Mr. O'Neil, Mr. Nolan, Mr. Knox, Mr. Gallagher,

ABST: None

Roll Call:

All the Members that stepped down went back on a dais. ***Present:*** Mr. O'Neil, Mr. Braswell, Mr. Nolan, Mr. Francy, Mr. Knox, Mr. Colby, Mr. Gallagher, Mr. Stockton, Mr. Lee,

Applications scheduled for completeness review:

2018-01 Arjika Properties, 228 Bay Ave – Bulk Variance to cover a front porch. Mr. Ruby stated that he is proposing to build a covered porch on the subject property just like the one at 226 Bay Ave. He had been in front of the Board for the adjacent property few months ago and is

seeking a Bulk Variance for exceeding the allowable building coverage (33% allowed, 36% is proposed).

Mr. Nolan deemed the application complete and placed it on March 14th agenda, seconded by Mr. Gallagher.

Roll Call Vote:

AYE: Mr. O'Neil, Mr. Braswell, Mr. Nolan, Mr. Francy, Mr. Colby, Mr. Gallagher, Mr. Stockton, Mr. Lee,

ABST: Mr. Knox,

2018-02 Ruby, 7 Marine Place – Minor Subdivision, Bulk Variance to construct three single family dwellings on newly created lots. The Applicant is proposing to demolish a dilapidated five family dwelling, subdivide the property to three new parcels, and construct new single family dwelling on newly created lot.

The Board asked the Applicant to check with the Borough's Flood Plain Manager for the flood zone determination.

Mr. Knox deemed the application complete and placed it on March 14th agenda, seconded by Mr. Nolan.

Roll Call Vote:

AYE: Mr. O'Neil, Mr. Braswell, Mr. Nolan, Mr. Francy, Mr. Colby, Mr. Gallagher, Mr. Stockton, Mr. Lee, Mr. Knox,

ABST: None

New Business:

Ordinance O-18-01 An Ordinance Amending Chapter 21 of the Borough Code Concerning Revisions to the CBD Zone and Deletion of the B-1 and B-2 Overlay Districts. The Board stated that a further investigation is necessary. In addition, Planners from T&M Associates need to be contacted and asked for their feedback. The Board had directed Mr. Braswell to kindly ask the Mayor and Council for an extension and possible budget (not to exceed \$5,000 dollars) to cover the professional service.

The Board has empowered Mr. Stockton to work closely with the Borough and T&M Planners on the proposal and to accept it as to facilitate the review of the proposed Ordinance.

Mr. Gallagher made the motion to empower Mr. Stockton to accept the proposal, seconded by Mr. Nolan.

Roll Call Vote:

AYE: Mr. O'Neil, Mr. Braswell, Mr. Nolan, Mr. Francy, Mr. Colby, Mr. Gallagher, Mr. Lee, Mr. Knox,

ABST: None

Mr. Gallagher made motion for Mr. Braswell to ask the Council for a time extension, seconded by Mr. Nolan.

Roll Call Vote:

AYE: Mr. O'Neil, Mr. Braswell, Mr. Nolan, Mr. Francy, Mr. Colby, Mr. Gallagher, Mr. Lee, Mr. Knox, Mr. Stockton

ABST: None

Approval of Resolutions:

2017-14 Catcherman LLC, 5 Seadrift Ave- Bulk Variance to construct a new single family dwelling.

Mr. Nolan made motion to approve the resolution, seconded by Mr. Knox.

Roll Call Vote:

AYE: Mr. O'Neil, Mr. Braswell, Mr. Nolan, Mr. Colby, Mr. Gallagher, Mr. Lee, Mr. Knox,

ABST: Mr. Francy, Mr. Stockton,

66 HWY 36, Rosa – Subdivision extension request.

Mr. Nolan made motion to approve the resolution, seconded by Mr. Knox.

Roll Call Vote:

AYE: Mr. Braswell, Mr. Nolan, Mr. Colby, Mr. Gallagher, Mr. Lee, Mr. Knox, Mr. Francy,

ABST: Mr. Stockton, Mr. O'Neil,

Resolutions appointing: Board's Attorney, Secretary, and Engineer.

Roll Call Vote:

AYE: Mr. Braswell, Mr. Nolan, Mr. Colby, Mr. Gallagher, Mr. Lee, Mr. Knox, Mr. Francy, Mr. Stockton, Mr. O'Neil,

ABST: None,

Resolution to approve the study for determination of area in need of redevelopment: Shadow Lawn Trailer Park

Mr. Nolan made motion to approve the resolution, seconded by Mr. Knox.

Roll Call Vote:

AYE: Mr. Braswell, Mr. Nolan, Mr. Colby, Mr. Gallagher, Mr. Lee, Mr. Knox, Mr. Francy, Mr. Stockton, Mr. O'Neil,

ABST: None

Resolution to approve the study for determination of area in need of redevelopment: Captain's Marina

Mr. Nolan made motion to approve the resolution, seconded by Mr. Gallagher.

Roll Call Vote:

AYE: Mr. Braswell, Mr. Nolan, Mr. Colby, Mr. Gallagher, Mr. Lee, Mr. Knox, Mr. Francy, Mr. Stockton, Mr. O'Neil,

ABST: None

Mr. Nolan made motion to approve the resolution, seconded by Mr. Francy.

Roll Call Vote:

AYE: Mr. Braswell, Mr. Nolan, Mr. Colby, Mr. Gallagher, Mr. Lee, Mr. Knox, Mr. Francy, Mr. Stockton, Mr. O'Neil,

ABST: None

Adjournment

Mr. Nolan offered the motion for an adjournment, seconded by Mr. Colby. All were in favor.

Kathy Burgess, Board Secretary