

Borough of Highlands
Planning Board (Land Use Board)
Regular Meeting
May 10th, 2017

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'Neal, Mr. Gallagher, Mr. Knox, Mr. Colby, Mr. Francy, Mr. Braswell, Mr. Stockton, Mr. Nolan, Mr. Lee,

Absent: Mr. Blewett, Mr. Card, Mr. Fox, Ms. Ryan

Motion for adjournment and any other motions: None

Applications scheduled for completeness review:

2017-04 Fers, 0 Cedar St – Bulk Variance to construct a new single family dwelling with a driveway. The application was deemed incomplete due to the following reasons:

- The applicant did not attend the completeness review hearing,
- Supply revised plans to scale,
- Provide lot coverage calculation,
- Provide zoning data,
- Provide bulk criteria requirement,
- Provide existing and proposed plans,
- Flood Zone and elevations,
- Provide architectural drawings,

Mr. Gallagher made a motion to deem the application incomplete, seconded by Mr. Nolan.

Roll Call:

Mr. O'Neal, Mr. Gallagher, Mr. Knox, Mr. Colby, Mr. Francy, Mr. Braswell, Mr. Stockton, Mr. Nolan, Mr. Lee,

ABST: None,

(8) New Business,

2017-03 Ed & Lori Paher, 30 Miller St – Bulk Variance to construct a new single family dwelling. Lori Paher and Ed Paher, 33 Highland Ave Rumson NJ, were sworn in at 7:45 pm and presented their testimony.

The subject property is a corner lot located in the R-2.02 Land Use Zone with frontage on Miller St and Fifth St. The Lot area is approximately 1,105 square feet and currently contains one-story frame dwelling

damaged by Super-storm Sandy. The Applicant is proposing to remove the existing dwelling and construct new two-and-a-half-story single family dwelling with a garage underneath the rear deck with stairs. The applicant is seeking variance approvals for multiple bulk requirements.

Questions from the Board:

Q: What is the size of the house being proposed?

A: 18'x36' in size.

Q: Is it a corner property?

A: Yes, it is. Therefore, it has two fronts.

Q: Is it two story house?

A: Yes, it is with a parking on the first floor. The Variance sought is due to the shape and size of the property.

There were no Public questions or comments.

There were no comments from the Board.

The Board have made a motion to approve the application with condition(s):

- Amend the zoning table to reflect two (2) front yards.

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

Roll Call:

Mr. O'Neal, Mr. Gallagher, Mr. Knox, Mr. Colby, Mr. Francy, Mr. Braswell, Mr. Stockton, Mr. Nolan, Mr. Lee,

ABST: None,

2016-13 Freglette, 210 Bay Ave – Variance for mixed use commercial/residential use of the building. The

Applicant did not submitted the revised plans at least 10 days prior to the meeting; therefore, the application was carried to June 14th meeting.

Mr. Nolan made a motion to carry the application to June 14th meeting, seconded by Mr. Gallagher.

Roll Call:

Mr. O'Neal, Mr. Gallagher, Mr. Knox, Mr. Colby, Mr. Francy, Mr. Braswell, Mr. Stockton, Mr. Nolan, Mr. Lee,

ABST: None,

(9) Approval of Resolutions:

2016-14 Shana Kajiji, 15 Seadrift Ave – Bulk Variance to rebuild a new single family dwelling.

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

Roll Call:

Mr. Gallagher, Mr. Knox, Mr. Colby, Mr. Francy, Mr. Braswell, Mr. Stockton, Mr. Nolan, Mr. Lee,

ABST: Mr. O'Neal,

2017-02 Anstatt, 43 Washington Ave – Bulk Variance for a shed.

The resolution was carried to be memorialized at June 14th meeting.

(10) Unfinished or Adjourned Hearings: None

(11) Hearings on New Business: None

(12) Action of Any Other Business:

There was an administrative amendment approved by the Board to Miller and Shore Dr. application that came in front of the Zoning Board.

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

Roll Call:

Mr. O'Neal, Mr. Gallagher, Mr. Knox, Mr. Colby, Mr. Francy, Mr. Braswell, Mr. Stockton, Mr. Nolan, Mr. Lee,

ABST: None,

The Board Member stated that it had been six (6) months since the adoption of Master Plan Re-examination, but the Council have not adopted the plan yet. In addition, the Ordinance have not been revised to be consistent with the Master Plan. Therefore, the Chair will send a letter to Mayor and Council to check on the status of a Master Plan adoption date.

Mr. Gallagher made the motion, seconded by Mr. Stockton.

Roll Call:

Mr. O'Neal, Mr. Gallagher, Mr. Knox, Mr. Colby, Mr. Francy, Mr. Braswell, Mr. Stockton, Mr. Nolan, Mr. Lee,

ABST: None,

(13) Approval of the minutes: May 10th,

Mr. Gallagher made the motion to approve the minutes, seconded by Mr. Knox.

Roll Call:

Mr. O'Neal, Mr. Gallagher, Mr. Knox, Mr. Francy, Mr. Braswell, Mr. Stockton, Mr. Nolan, Mr. Lee,

ABST: Mr. Colby,

Adjournment.

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

Kathy Burgess, Board Secretary