

Borough of Highlands
LAND USE BOARD
Regular Meeting
June 4, 2020

Meeting Location: Robert D. Wilson Memorial Community Center, 22 Snug Harbor Ave, Highlands NJ (Held Via Video Conference)

Mr. Stockton called the meeting to order at 7:35pm.

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

Mr. Stockton read the following statement: As per requirement, notice is hereby given that this is an Abbreviated Meeting of the Borough of Highlands Land Use Board and all 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. Formal Action will be taken.

ROLL CALL:

Present: Mayor Broullon, Mr. Kutosh, Mr. Lee, Ms. LaRussa, Councilmember Mazzola, Mr. Montecalvo, Ms. Nash, Ms. Walsh, Ms. Tierney (joined at 7:56pm), Mr. Knox, Chairman Stockton

Absent: Chief Burton, Mr. Colby

Also Present: Board Attorney Mr. Baxter

Board Engineer Edward Hermann

OPEN FOR PUBLIC COMMENTS: None

RESOLUTIONS: None

HEARINGS ON OLD BUSINESS: None

HEARINGS ON NEW BUSINESS:

1. LUB2020-03, 13 Marine Place, Block 85 Lot 5.01, Jesse Beim - Application for Bulk Variance

Vice Chairman Knox stood in for Chairman Stockton who stepped down due to conflict.

Attorney Baxter stated the case could not be heard due to two defects in the service. Not mailed in time and there was one missing from mailing. Mr. Francolino 10 Highpoint Road Staten Island.

Attorney Baxter stated board does not have jurisdiction to proceed and made a recommendation that the case be carried to July 2, 2020 meeting without further re-noticing or re-publishing needed other than the missing one.

Applicant was present and stated he would get the mailing out to the

Motion to carry case to July 2, 2020

Offered by: Mayor Broullon

Seconded by: Mr. Kutosh

Roll Call: Mayor Broullon, Mr. Kutosh, Mr. Lee, Ms. LaRussa, Councilmember Mazzola, Mr. Montecalvo, Ms. Nash, Ms. Walsh, Ms. Tierney, Mr. Knox

Abstain: Chairman Stockton

Absent: Chief Burton, Mr. Colby

ACTION ON OTHER BUSINESS:

Mr. Baxter summarized pending case status and possibly being able to hear them virtually. There may be a few that can be heard but the others may not be possible due to being complex.

Meeting to be held on or around June 16th 2020 (Chairman, Vice Chairman, Attorney, Engineer and Secretary) to discuss pending cases and updated status as to whether or not they can be heard.

Mr. Lee questioned how the decision is made to deem these applications complete. He also asked what else can be done to help with making sure the applications are being handed in more intact so that we can cut down with the timeframe. Due to the number of cases building up to be heard because of the existing situation. Attorney Baxter suggested to send the completeness letters to the board before the actual hearing.

He also questioned why we are not requiring landscaping plans. Mr. Herman stated generally we do receive them. Attorney Baxter stated the applicant could request a waiver during the hearing.

Chairman Stockton quoted the land use ordinance on plot and plan section 21-58 it states it is not required that an applicant submit a landscaping plan. He stated during presentation the board could always request to discuss or add information to a project.

Mr. Lee quoted to 21-65.10 under design standards. Mr. Baxter stated if it is not waived then it will have to be submitted. Mr. Herman stated it is not on checklist but could be amended if need be.

Mayor Broullon stated there was an instance where an applicant on Fourth Street cut down a tree that was not supposed to be cut down as per resolution. Mayor Broullon asked that Mr. Herman would add this to checklist.

Chairman Stockton asked that Mr. Herman address the landscape plans as part of his review process with applicants.

Ms. Tierney summarized the items discussed with the ordinance review committee. Chairman Stockton asked the committee report be added as an item for discussion so that it doesn't get forgotten.

Chairman Knox regranting Bay Ave as an item to be added to the list as well.

Chairman Stockton commented on outside dining in the Borough. Mr. Baxter stated this does not require board action.

APPROVAL OF MINUTES:

1. May 7, 2020

Mayor Broullon stated her affirmative vote was not recorded on the Burton matter.

A motion to approve minutes as amended.

Offered by: Mayor Broullon

Seconded by: Mr. Knox

Ayes: Mayor Broullon, Mr. Kutosh, Mr. Lee, Ms. LaRussa, Councilmember Mazzola, Mr. Montecalvo, Ms. Nash, Ms. Walsh, Mr. Knox, Chairman Stockton

Nays:

Abstain: Ms. Tierney

Absent: Chief Burton, Mr. Colby

Ms. Carieri questioned when meetings would resume normally. She stated she did not sign an extension. Mr. Herman explained that it was just deemed complete and there is a time frame of 120 days for the board to act after completeness and that this is one that could be potentially heard at the next meeting. The determination would be made during a team meeting possibly on June 15th or 16th to determine what cases can be heard at this type of meeting to be held on July 2, 2020 meeting. The applicant was given the requirements for noticing and publications.

COMMUNICATION AND VOUCHERS:

1) Approval of Invoices from T&M Associates & Mr. Baxter, Esq.

Land use secretary to email vouchers to Chairman for his approval and signature.

Mr. Herman and Mr. Stockton mentioned presentation of case materials possibly being posted on the website. Discussion on the downfalls of the process due to the current situation were discussed. The decision was made that materials can be posted on the website that are to be heard virtually.

Chairman Stockton asked for a motion to adjourn.

ADJOURNMENT

Offered by: Mayor Broullon

Seconded: Mr. Kutosh

All in favor

None Opposed

Adjourned at 8:40 PM

Offered by: Mr. Knox

Seconded: Mr. Kutosh

Ayes: Mayor Broullon, Mr. Kutosh, Mr. Lee, Ms. LaRussa, Councilmember Mazzola, Mr. Montecalvo, Ms. Nash, Mr. Knox, Chairman Stockton

Nays: None

Abstain: Chief Burton

Absent: Ms. Tierney

I, Michelle Hutchinson, certify that this is a true and correct record of the actions of the Borough of Highlands Land Use Board on July 2, 2020



Michelle Hutchinson, Land Use Board Secretary