

Borough of Highlands
Planning Board (Land Use Board)
Regular Meeting
June 14th, 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.

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:

The resolutions were carried to be memorialized at July 12th meeting.

(10) Unfinished or Adjourned Hearings:

- Discussion on RFPs notice.

The Board stated that the current versions of notices should be send out so they can be returned for a review at the next (July 12th) meeting.

Mr. Nolan made motion to move forward with the RFPs, seconded by Mr. Francy.

Roll Call:

Mr. Knox, Mr. Colby, Mr. Francy, Mr. Stockton, Mr. Nolan, Ms. Ryan, Mr. Lee,

NAY: None,

ABST: None,

(12) Action of Any Other Business:

- **Nomination and Vote: (resolution) to Appoint Board Secretary**

Mr. Francy made a motion to nominate Kathy Burgess as the Board Secretary, seconded by Mr. Nolan.

Roll Call:

Mr. Knox, Mr. Colby, Mr. Francy, Mr. Stockton, Mr. Nolan, Ms. Ryan, Mr. Lee,

NAY: None,

ABST: None,

(13) Approval of the minutes: April 12th,

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

Roll Call:

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

NAY: None,

ABST: Ms. Ryan,

Adjournment:

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

Kathy Burgess, Board Secretary