

BOROUGH OF HIGHLANDS, N. J.

INCORPORATED 1900



HISTORIC "TWIN LIGHTS"

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RICHARD W. O'NEIL
MAYOR

KIMBERLY GONZALES
ADMINISTRATOR

MICHELLE HUTCHINSON
LAND USE BOARD
SECRETARY

LAND USE BOARD MEETING AGENDA

RD WILSON COMMUNITY CENTER
22 SNUG HARBOR AVENUE, HIGHLANDS, NJ 07732

THURSDAY, October 3, 2019 - 7:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Open Public Meetings Act Notice**

This meeting is called pursuant to the provisions of the Municipal Land Use Law and the Open Public Meetings Law. This meeting of October 3, 2019 was included in a list of meetings notice sent to the Two River Times and the Asbury Park Press and transmitted to those papers on October 1, 2019. It has remained continuously posted on the bulletin board in the Municipal Building since October 1, 2019. In addition, a copy of this notice is and has been available to the public and is on file in the office of the Municipal Clerk and Land Use Board Secretary.

4. **Resolutions**

- A. Approval of Memorialized Resolutions from the September 5, 2019 Land Use Board Meeting
- B. Resolution LUBR 19-01 Appointing Michelle Hutchinson as Land Use Board Secretary and Matthew Conlon, RMC, as Land Use Board Assistant Secretary

5. **Other Business: Master Plan Review**

- A. Review of the Housing Element and Fair Share Plan, Highlands Borough
-Plan Review and discussion with Susan S. Gruel, P.P, Heyer Gruel & Associates
- B. Vote on Resolution LUBR 19-02 A Resolution Concerning the "Findings of Fact and Conclusions of Law Regarding the Adoption of a document entitled "Housing Element and Fair Share Plan, Highlands Borough, Monmouth County, New Jersey, September 2019" and Amending the Master Plan for the Borough of Highlands, County of Monmouth, State of New Jersey

Secretary Notes: This Resolution amends the Borough of Highlands Master Plan by adopting the Fair Share Housing Plan noted above

- C. **Review of Highlands Borough Ordinance O-19-17**

- i. Review of Ordinance Amending the General Code of the Borough of Highlands Creating Chapter XXVI Entitled "Affordable Housing," to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Controls Regarding Compliance with the Boroughs Affordable Housing Obligations
- ii. Vote on Resolution **LUBR 19-03** A "Resolution Constituting the Report of the Land Use Board Concerning Ordinance Number O-19-17 under N.J.S.A. 40-55D-26

Please do not forget to silence your cell phone. Thank you

Posted: October 1, 2019

Revised:

Secretary Notes: This Resolution certifies that the Land Use Board has reviewed the Ordinance and that it is consistent with the Borough of Highlands Master Plan. If this Board has adopted Resolution LUBR 19-01 then the Ordinance is legally consistent with the Master Plan as it will have already adopted the Housing Element and Fair Share Plan which has amended the Master Plan, and accordingly the Ordinance will be consistent with the Borough of Highlands Master Plan. These Resolutions are being adopted as a part of a litigation settlement agreement between the Borough of Highlands and the Fair Share Housing Center.

6. Public Comment

7. Old Business

- A. Application of John and Nichole Caruso for variance relief at 22 Gravelly Point Road, Block 100 Lot 26.22
- B. Application of Paul Arjika d/b/a Aurora Trading, LLC for variance relief at 228 Bay Avenue, Block 64 Lot 18
- C. Application Arjika Properties, Inc. for variance relief at 25 Cedar Street, Block 69 Lot 16

8. New Business

9. Adjournment

Posted: October 1, 2019

Amended:

Please do not forget to silence your cell phone. Thank you

Posted: October 1, 2019

Revised: