

**Borough of Highlands
Planning Board (Land Use Board)
Regular Meeting
November 08th, 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. Gallagher, Mr. Knox, Mr. Colby, Mr. Francy, Mr. Braswell, Mr. Stockton, Ms. Ryan, Mr. Nolan, Mr. Lee

Absent: Mr. O'Neil, Mr. Card,

Open for Public Comments: None

Motion for adjournment and any other motions: None

Applications scheduled for completeness review: None

Mr. Nolan recused himself and left the waited outside.

New Business:

Planner's study for determination of areas in need of redevelopment. Planner's study was discussed for the upcoming redevelopment presentation. The Board's Chair has explained the main concerns for the areas in need of redevelopment. The Planner, John Barree, was sworn in, presented his testimony, and explained the process. Mr. Barree stated that he would be conducting an investigation on the two designated areas. Mr. Gallagher asked few questions on who would be doing the work and site visits. The Planner had presented few hands outs and answered Boards questions. Mr. Barree has explained that no eminent domain can be used to acquire the properties. He then goes into steps of redevelopment process. A legal notice is required. Mr. Francy asked if the areas designated in need of redevelopment, and the proposed changes, are consistent with the Master Plan. Mr. Barree confirmed that they are. Mr. Francy asked when the plan will be available for the Board's review? The Planner had explained the timeline.

Mr. Gallagher offered a motion to appoint Mr. Serpico to discuss possible dates with the Planner for official hearing date, seconded by Mr. Francy.

Roll Call Vote:

AYE: Mr. Gallagher, Mr. Knox, Mr. Colby, Mr. Francy, Mr. Braswell, Mr. Stockton, Ms. Ryan, Mr. Lee,

ABST: Mr. Nolan

Mr. Stockton has stepped off a dais and left the meeting.

Mr. Braswell has recused himself. He is within 200 feet and has received the notice.

Mr. Gallagher was appointed as an Acting Chair.

Mr. Nolan went back on a dais.

2017-09 Ken Ruby Jr. Enterprises LLC, 34 North St. – Minor Subdivision and Bulk Variance to construct two single family dwellings. Kevin Kennedy was the Applicant's attorney. Daniel Fers was an authorized to answer questions and present statements, thus was sworn in. Ken Ruby, who is the owner of the property, was sworn in and presented his testimony. He stated that he is proposing to subdivide the property and build a single family dwelling on newly created lots. He added that both homes will be in compliance with FEMA regulations. Evidence submitted:

A-1; Front of 34 North St,

A-2 through 4; Left side of Miller Street,

A-5; Empty lot photo,

A-6; Letter to Kimberly Parks sent certified,

A-7; Letter t LDN Real Estate,

A-8; Coba Inc c/o TD Bank letter,

A-9; Manual & Mana Covaia letter,

A-10; Board of illustrated tax map,

A-11; Non-confirming front,

A-12; Photo of two lots (8&9),

A-13; Stamped copy of plans,

Questions from the Board:

Q: Have you had any discussions with a contractor that purchased the lot next door?

A: No, not sure who is the new owner.

There were no questions from the Public.

Richard Stockton was sworn in and presented his testimony. He explained in details the side of structures that are being proposed on each lot, and went through the list of non-conformities. He pointed out that 30 feet front yard set-back is a pre-existing condition.

The Board wanted some clarification in regards to lots 8&9. Is it one or two deeds?

The response was one deed for both lots.

Mr. Knox offered a motion to approve the application subject to all conditions discussed during the hearing and compliance with T&M review letter, seconded by Mr. Francy.

Roll Call Vote:

AYE: Mr. Gallagher, Mr. Knox, Mr. Colby, Mr. Francy, Ms. Ryan, Mr. Nolan, Mr. Lee,

ABST: None

Approval of Resolutions:

2017-06 Navesink Avenue Properties LLC, 187 Navesink Ave – Preliminary and Final Site Plan, Use “d” Variance, and Bulk Variance to demolish existing structure and construct one building, containing ten apartments. Denied.

Mr. Nolan offered a motion to approve the resolution of denial, seconded by Ms. Ryan.

Roll Call Vote:

AYE: Mr. Gallagher, Mr. Francy, Ms. Ryan, Mr. Nolan, Mr. Lee,

ABST: Mr. Knox, Mr. Colby,

2017-11 Fragelette, 210 Bay Ave Use Variance, Site Plan, and Variance approval to construct three (3) story residential building with parking for six cars (off the street) at grade level. .

Mr. Nolan offered a motion to approve the resolution of denial, seconded by Ms. Ryan.

Roll Call Vote:

AYE: Mr. Gallagher, Mr. Francy, Ms. Ryan, Mr. Nolan, Mr. Lee,

ABST: Mr. Knox, Mr. Colby,

Approval of the minutes:

Mr. Nolan offered a motion to approve the resolution of denial, seconded by Ms. Ryan.

Roll Call Vote:

AYE: Mr. Gallagher, Mr. Francy, Ms. Ryan, Mr. Nolan, Mr. Lee, Mr. Knox, Mr. Colby,

ABST: None

Action of Any Other Business:

Discussion on going paperless. The Board wanted to carry the discussion to another meeting. Mr. Francy asked questions about IPADS. Mr. Nolan explained how it works in another town and concurred to carry the discussion to another meeting.

Adjournment:

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

Kathy Burgess, Board Secretary