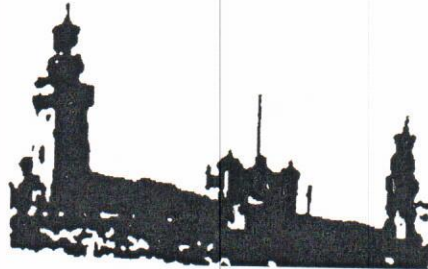


**BOROUGH OF HIGHLANDS, N. J.**  
INCORPORATED 1900

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COUNTY OF MONMOUTH  
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FRANK L. NOLAN  
MAYOR  
BRIAN J. GEOGHEGAN  
ADMINISTRATOR  
KATHY BURGESS  
ACTING SECRETARY

HISTORIC "TWIN LIGHTS"

**PLANNING BOARD (LAND USE BOARD)  
REGULAR MEETING AGENDA  
THURSDAY, NOVEMBER 10, 2016  
7:30 P.M.**

**MEETING LOCATION:** Community Center, 22 Snug Harbor Avenue, Highlands

**As per requirement, notice is hereby given that this is a Regular 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.**

- (1) Call to Order
- (2) Pledge to Flag
- (3) Open Public Meeting Statement
- (4) Roll Call
- (5) Motions for adjournment and any other Motions: None
- (6) Applications scheduled for completeness review:
  1. 2016-13 Freglette, 210 Bay Ave – Use Variance to utilize the building as a mixed use, residential/commercial.
  2. 2016-12 Harborside at Hudson's Ferry Block 101, Lot 27.02:
    - Amended Final Site Plan,
    - Lot Line Adjustment,

- Minor Subdivision,

(7) New Business:

1. 2016-10 GUENTHER, 4 Marine Pl - Bulk Variance to construct a front deck.
2. 2016-11 ROSS, 176 Linden Ave - Bulk Variances to install 17'x33' in- ground swimming pool.
3. Review of proposed Borough Ordinance 16-14 Standards and requirements for the use of Small Wind Energy Systems.
4. Review of proposed Borough Ordinance 16-232 Minimum Yard Requirements for Front Decks.

(8) Approval of Resolutions: None

(9) Unfinished or Adjourned Hearings: None

(10) Hearings on New Business: None

(11) Action of Any Other Business: Captains Cove Marina Block 84, Lot 2.01 – Rezoning request.

(12) Approval of Minutes: None.

(13) Communication and Vouchers: None

(14) Adjournment