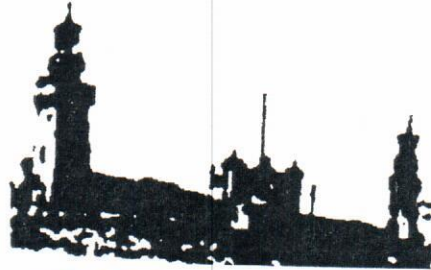


**BOROUGH OF HIGHLANDS, N. J.**  
INCORPORATED 1900

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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, DECEMBER 8, 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 Planning Board (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. 2016-14 Shama Kajiji, 15 Seadrift Ave - Bulk Variance to rebuild a new single family dwelling.
- (7) New Business:

1. 2016-12 Harborside at Hudson's Ferry Block 101, Lot 27.02:
  - Amended Final Site Plan,
  - Lot Line Adjustment,
  - Minor Subdivision,
2. Review of proposed Borough Ordinance 16-14 Standards and requirements for the use of Small Wind Energy Systems.
3. Discussion/vote on a final draft of a Master Plan re-examination.

(8) Approval of Resolutions:

1. 2016-11 ROSS, 176 Linden Ave - Bulk Variances to install 17'x33' in-ground swimming pool.

(9) Unfinished or Adjourned Hearings: None

(10) Hearings on New Business: None

(11) Action of Any Other Business: None

(12) Approval of Minutes:

- October 13, 2016,
- Special-October 26, 2016,
- November 10, 2016,
- Special-November 14, 2016,

(13) Communication and Vouchers: None

(14) Adjournment