

Meeting Location: Robert D. Wilson memorial Community Center, 22 Snug Harbor Ave Highlands, NJ.

Mr. Stockton called the Special meeting of December 27, 2016 to order at 7:00pm.

Mr. Stockton asked all to stand for the Pledge of Allegiance.

Mrs. Merkel 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 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 and formal action may be taken.

Roll Call:

Present: Mr. Blewett, Mr. Card, Mr. Colby, Mr. Francy, Mr. Gallagher, Mr. Knox, Mr. Kutoch,
Mr. Nolan, Mr. Stockton

Absent: Mr. Braswell, Mr. Fox, Ms. Ryan, Mr. Wells,

Also Present: Elizabeth Merkel, Acting Board Secretary
Jack Serpico, Borough Attorney

New Business:

Discussion/vote on final draft of a Master Plan Re-examination. Mr. Stockton indicated that this document was posted on the web site for all to review. Our Professionals are here tonight to give an update in regard to the report. Mr. Serpico administered the Oath to Christine Bell, Professional Planner with T & M Associates and also to Stanley Slachetka Professional Planner with T & M Associates. Ms. Bell gave an overview of the changes to the plan that was discussed last time. The new MXU zone and bringing the Central Business District back a bit along the Bay Avenue corridor, and the WC3 zone addition. The only new recommendations to the plan were to create a new mixed use zoning district for the Shadow Lawn Trailer Park site. Regulations for the district would include multi-family housing with parking, maximum density of 30 units per acre, maximum 10 stories and a maximum height of 125 feet and other permitted uses would be retail uses, office uses, restaurants including rooftop restaurants and single family homes. Other recommended changes were to allow parking as a permitted conditional use in all business districts with the exception of waterfront commercial properties. Waterfront commercial properties current parking will be permitted as an exception use only and to create a new waterfront commercial district WC3 encompassing block 84 lot 2.01 to allow for commercial boat spaces. Mr. Gallagher stated for the record and for the public the reason we are meeting tonight is because we extended the public hearings at the request of the public at our special meeting that we had in November so that we could include board members going through the US Geological survey meeting in Atlantic Highlands and the meeting of December 8, where we adopted the final language.

Open Public Comment

Mr. Serpico indicated that in addition to prior notifications of all the various meetings on this he had Kathy Burgess re notice for this evenings meeting, notice of the special meeting and notice of the same was published in the Asbury Park Press and the affidavits are in order. Copies of the plan were sent to the Monmouth County Planning Board and the surrounding towns of what was happening tonight including Atlantic Highlands, Sea Bright, Middletown. We have complied with the Statute regarding notification of tonight's proceedings.

Mr. Francy made a comment about the notice. There were multiple people who were at the last public meeting and it was discussed about the 12/22 meeting. They left the meeting thinking the Board was going to have this special meeting on 12/22 and they showed up on that day and found the door locked. It was put on the web site for 12/27. He feels the Board needs to be cognizant of if we make a commitment of a meeting that the notice goes out more than just putting it up on the web site.

Timothy Gillen-1 Scenic Dr-The MX zone has yet to be adopted? Mr. Stockton indicated that this was just a suggestion as part of the master plan updates. It will be up to the Council to prepare and adopt an Ordinance at a future date. He wanted to know it was determined for 30 units per acre, 10 stories, 125 feet and rooftop restaurants. How was that determined? Mr. Stockton responded through a very healthy debate with the Board and the public and a consensus of the Board that that would be appropriate for that property. Mr. Stockton indicated that a lot of factors were taken into consideration on this matter. Mr. Gillen asked if the Master Plan has a provision in mitigating steep slope stability? Mr. Stockton indicated it does. Further discussion followed. There is no application pending for this property. Mr. Stockton indicated that there was an application several years ago that came in and was approved based on an ordinance that existed at the time. That Ordinance went through a court battle and was turned over in court on a technicality. That prior project has since been abandoned.

Loretta Dibble-2 Matthew St-stated that the increase in density as stated, is extremely unpopular. She stated that there has been tremendous outcry, as well as petitions by surrounding property owners. Mr. Stockton stated that there have not been any petitions submitted to this Board regarding this matter. Mr. Stockton stated that they conducted a survey as part of this Master Plan process and it wasn't that unpopular. Mr. Serpico indicated that the public has two opportunities to attend a meeting where an Ordinance is introduced and then later adopted by the Council.

Julie Weck- 1 Scenic Dr-She inquired if there is a plan to build on Shadow Lawn property at this time? Mr. Stockton replied that there is no plan currently to build on that property. There was discussion as to what other potential uses could go on that property to help spark re-development on that property. Mr. Stockton reiterated that this was a year-long process, a continued discussion for a year.

Hank Stober-1 Scenic Dr-Indicated that the way the document is worded he asked about the buildings. He wanted to know is it a single building, several buildings. Mr. Stockton stated that it's in the Master Plan to spark an idea for redevelopment and whatever idea the developer proposes. Whether it be one building or multiple buildings or different level buildings.

Timothy Gillen-1 Scenic Dr-asked if there is a provision in the MXU Ordinance or recommendation relative to parking associated to the different facilities. Mr. Stockton stated that there are parking standards in the land use ordinance already. It remains to be seen as that Ordinance develops over time. The current provisions for parking will apply.

Christopher Francy-Fifth St-asked if it is 30 units per acre of developable land excluding the Steep Slope area. Mr. Stockton stated that we do not calculate density that way in our Ordinance for any other zone in the town.

Mr. Stockton closed the public portion at 8:13pm.

RESOLUTION: BOROUGH OF HIGHLANDS LAND USE ADOPTION OF 2016 REEXAMINATION REPORT AND MASTER PLAN AMENDMENTS

Mr. Gallagher made a motion to approve the Reexamination Master Plan, Mr. Nolan seconded the motion. No further discussion.

Ayes: Mr. Blewett, Mr. Colby, Mr. Gallagher, Mr. Knox, Mr. Nolan, Mr. Stockton

Nays: Mr. Card, Mr. Francy, Mr. Kutoch

Abstain: none

BOROUGH ORDINANCE 16-14 STANDARDS AND REQUIREMENTS FOR THE USE OF SMALL WIND ENERGY SYSTEMS.

Mr. Stockton indicated that he gave Mr. Serpico and Acting Borough Secretary Elizabeth Merkel a copy of his comments pertaining to Wind Mill Ordinance 16-14. Mr. Francy indicated that this is not ready for adoption. Mr. Francy indicated that this should go to the Council.

Several members do not want this Ordinance as it is currently written and feel the Council should be made aware of the same.

Ayes: Mr. Blewett, Mr. Colby, Mr. Francy, Mr. Gallagher, Mr. Knox, Mr. Kutoch, Mr. Stockton

Nays: none

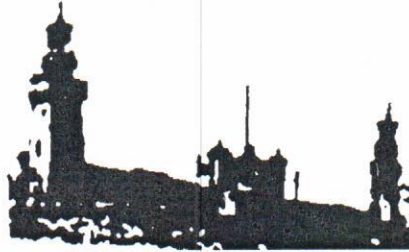
Abstain: Mr. Card, Mr. Nolan

Mr. Gallagher thanked Mr. Nolan for his years of service.

Motion was made by Mr. Nolan, seconded by Mr. Gallagher to adjourn the meeting at 8:30pm.

BOROUGH OF HIGHLANDS, N. J.
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HISTORIC "TWIN LIGHTS"

FRANK L. NOLAN
MAYOR

BRIAN J.
GEOGHEGAN
ADMINISTRATOR

KATHY BURGESS
ACTING SECRETARY

**PLANNING BOARD (LAND USE BOARD)
REGULAR MEETING AGENDA
THURSDAY, JANUARY 12, 2017
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) Reorganization
 - a. Welcome appointed/reappointed members (Administer Oath where necessary)
 - b. Nomination and Vote: (Resolutions) Chairperson - Resolution Vice-Chairperson - Resolution
 - c. Executive Session (if needed)
 - d. Nomination and Vote continued: (Resolutions) Appoint Board Secretary – Resolution Appoint Board Attorney & Award Prof Legal Service Contract Resolution Appoint Board Engineer & Award Prof Engineering Service Contract Res

- e. Set 2016 Meeting Schedule Resolution
- f. Designate Official Newspapers Resolution

(6) Motions for adjournment and any other Motions: None

(7) Applications scheduled for completeness review:

1. 2017-01 347 Pavonia Ave, INC 20 Gravelly Point Rd – Height Variance for a stairway/access to roof deck.
2. 2017-02 Anstatt, 43 Washington Ave – Bulk Variances for a new shed.

(8) New Business:

1. (*Carried from December 08th meeting*) 2016-12 Harborside at Hudson's Ferry Block 101, Lot 27.02:
 - Amended Final Site Plan,
 - Lot Line Adjustment,
 - Minor Subdivision,
2. 2016-13 Freglette, 210 Bay Ave – Variance for mixed use commercial/residential use of the building.
3. 2016-14 Shama Kajiji, 15 Seadrift Ave - Bulk Variance to rebuild a new single family dwelling.

(9) Approval of Resolutions:

- Review of proposed Borough Ordinance 16-14 Standards and requirements for the use of Small Wind Energy Systems.
- Discussion/vote on a final draft of a Master Plan re-examination.

(10) Unfinished or Adjourned Hearings: None

(11) Hearings on New Business: None

(12) Action of Any Other Business: None

(13) Approval of Minutes:

- December 08th,
- December 27th,

(14) Communication and Vouchers: None

(15) Adjournment