

Mr. Braswell offered the following Resolution and moved its adoption:

**RESOLUTION
BOROUGH OF HIGHLANDS PLANNING BOARD
FINDINGS OF REVIEW OF ORDINANCE O-16-4,
ZONING ORDINANCE AMENDMENTS**

WHEREAS, the Mayor and Council of the Borough of Highlands authorized the Planning Board to undertake a review of proposed Borough Ordinance O-16-4, which Ordinance will amend the Borough Zoning and or Development Ordinances; and

WHEREAS, the Municipal Land Use Act, NJSA 40:55D-26 & 64, requires that the Planning Board prepared and transmit a report back to the Governing Body; and

WHEREAS, said statute does further require that the report of the Planning Board shall include an identification of any provision or provisions set forth in the proposed Ordinance amendment which is or are inconsistent with the Borough Master Plan and contain recommendations concerning those inconsistencies and any other matters as the Board deems appropriate; and

WHEREAS, the Board conducted a review of the proposed amendments on March 10, 2016; and

WHEREAS, the Board received comments from Board Members.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Highlands that the proposed amendments are consistent with the Highlands Borough Master Plan; and

BE IT FURTHER RESOLVED that in addition to the foregoing the Board hereby makes the followings and recommendations to the Mayor and Council:

1. The Board recommends that line 7 commencing with the sentence beginning with "Site plan" be revised as follows:
"Site Plan approval shall be required for any new building and any addition to an existing building that reduces or requires off street parking (or any additional off street parking), adversely impacts drainage on surrounding properties, requires a variance or design waiver and/or is otherwise inconsistent with the Borough's Land Ordinances,". The remainder of the section is in good order; and

BE IT FURTHER RESOLVED that the Board hereby directs its Secretary to transmit said findings to the Clerk of the Borough of Highlands pursuant to the Statute first mentioned above forthwith for consideration by the Mayor and Council of the Borough of Highlands.

Seconded by Mr. Francy and adopted on the following roll call vote:

ROLL CALL:

AYES: Mr. Hill, Mr. Colby, Mr. Francy, Mr. Card, Mr. Gallagher, Mr. Braswell, Mr. Knox, Mr. Kutosh, Mr. Fox, Mr. Stockton

NAYES: None

ABSTAIN: None

DATE: March 10, 2016

CAROLYN CUMMINS, BOARD SECRETARY