

**Borough of Highlands  
LAND USE BOARD  
April 1, 2021 Regular Meeting Minutes**

***HELD VIA VIDEO CONFERENCE***

Chair Knox called the meeting to order at 7:35pm.  
Chair Knox asked all to stand for the Pledge of Allegiance.

**Chair Knox read the following statement:** As per requirement, notice is hereby given that this is an Abbreviated 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.

**ROLL CALL:**

Present: Mayor Broullon, Councilmember Martin, Mr. Kutosh, Mr. Lee, Mr. Montecalvo, Ms. Walsh, Ms. Chang, Ms. Nash, Ms. Pendleton, Vice Chair Tierney, Chair Knox  
Absent: Chief Burton, Ms. LaRussa  
Also Present: Board Attorney Proxy Dustin Glass  
Board Engineer Proxy Greg Gitto

**OPEN FOR PUBLIC COMMENTS:** None

**RESOLUTIONS:** None

**HEARINGS ON OLD BUSINESS:**

LUB2020-10, 12 Marine Place, Block 91 Lot 7, Francolino, –Minor Subdivision  
Mr. Glass gave a recap of the application and the variances the applicant is seeking. He then swore in Mr. Joseph Francolino again. Mr. Francolino reported that he met with concerned neighbors on March 7<sup>th</sup> after the last meeting to address their concerns and revised his plans to accommodate everyone’s concerns.

Mayor Broullon and Councilmember Martin applauded Mr. Francolino for meeting with the neighbors.

Peter Mullin, 11 Marine Place, asked if any new supporting documents were shared and asked for the engineer’s opinion on the revised driveway.

Mr. Greg Gitto confirmed that he did receive new info but could not speak for the Land Use Board. He couldn’t opine about the driveway but noted that Mr. Francolino is trying to address issues.

Rob Hanratty, 11 Waterwitch Ave., supports the revised plans.

Helen Chang asked if any neighbors along Marine Place had any objections.

With no other comments from the Public, Chair Knox asked for a motion.  
Mr. Mullin asked if Mr. Francolino stated the positives and negatives of his application.

Chair Knox noted that this was the second night of hearing the application and that positives and negatives were already discussed.

Vote to approve the application with revised plans:

Offered by: Mayor Broullon

Seconded by: Mr. Montecalvo

Ayes: Mayor Broullon, Councilmember Martin, Mr. Kutosh, Mr. Lee, Mr. Montecalvo, Ms. Walsh, Ms. Chang, Vice Chair Tierney, Chair Knox

Nays:

Conflict:

Absent: Chief Burton, Ms. Larussa,

**HEARINGS ON NEW BUSINESS:** None

**ACTION ON OTHER BUSINESS:**

1. LUB2019-12, 5 Lighthouse Road, Block 19 Lot 16.02, Whitfield – Minor Subdivision  
Applicant asked for a later date to be heard and, thus, will need to re-notice.
2. LUB2019-05: 210 Bay Avenue, Block 64 Lot 25, Hung –Multi-use, Use Variance  
Applicant will be heard at the May meeting and will not need to re-notice.

**APPROVAL OF MINUTES OF MARCH 4, 2021 MEETING**

Offered by: Mr. Kutosh

Seconded by: Councilmember Martin

Ayes: Mayor Broullon, Councilmember Martin, Mr. Kutosh, Mr. Lee, Mr. Montecalvo, Ms. Walsh, Ms. Chang

Nays:

Ineligible: Ms. Nash

Absent: Chief Burton, Ms. Larussa

**COMMUNICATION AND VOUCHERS:**

1. Approval of Invoices from T&M Associates and Weiner Law Group
2. Chair Knox asked Mayor Broullon about possible in-person meeting in the near future.  
Mayor Broullon replied that until the Governor announce changes, Highlands can't do anything differently.

**ADJOURNMENT**

Offered by: Ms. Kutosh

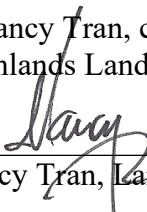
Seconded by: Mr. Montecalvo

All in favor

None Opposed

Adjourned at 8:14pm

I, Nancy Tran, certify that this is a true and correct record of the actions of the Borough of Highlands Land Use Board on April 1, 2021.

  
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Nancy Tran, Land Use Board Assistant Secretary