

Borough of Highlands
LAND USE BOARD
Regular Meeting
July 2, 2020

Meeting Location: Robert D. Wilson Memorial Community Center, 22 Snug Harbor Ave, Highlands NJ (Held Via Video Conference)

Chairman Stockton called the meeting to order at 7:39pm.

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

Chairman Stockton 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.

Chairman Stockton asked for a moment of silence to honor Mr. Larry Colby member of Land Use Board who recently passed away.

ROLL CALL:

Present: Mayor Broullon, Chief Burton, Mr. Kutosh, Mr. Lee, Ms. LaRussa, Councilmember Mazzola (joined at 7:43pm), Mr. Montecalvo, Ms. Nash, Ms. Walsh, Ms. Tierney (joined at 8:40pm), Mr. Knox, Chairman Stockton

Absent: None

Also Present: Board Attorney Mr. Baxter

Board Engineer Edward Hermann

RESOLUTIONS: None

HEARINGS ON OLD BUSINESS: None

HEARINGS ON NEW BUSINESS:

1. LUB2020-01, 273 & 295 Shore Drive, Block 120 Lot 10.04 & 10.05, Careri – Minor Subdivision

Attorney Baxter stated the case could not be heard due to defect in publication. Notice was published June 26th which was four days short.

Attorney Baxter stated board does not have jurisdiction to proceed and made a recommendation that the case be carried to August 6, 2020 meeting without further re-noticing or re-publishing as long as applicant supplies the land use board secretary with a certification attached to the notice that was used.

Applicant was present and stated she would get the certification to the land use board secretary.

Motion to carry case to August 6, 2020

Offered by: Mr. Kutosh

Seconded by: Ms. LaRussa

Roll Call:

Ayes: Mayor Broullon, Chief Burton, Mr. Kutosh, Mr. Lee, Ms. LaRussa, Councilmember Mazzola, Mr. Montecalvo, Ms. Nash, Ms. Walsh, Mr. Knox, Chairman Stockton

Nays: None

Abstain: None

Absent: Ms. Tierney

2. LUB2020-03, 13 Marine Place, Block 85 Lot 5.01, Jesse Beim - Application for Bulk Variance

Chairman Stockton recused himself due to a conflict. Vice Chairman Knox stepped in.

Attorney Baxter read list of exhibits.

Attorney Baxter swore in Mr. Jesse Beim 13 Marine Place Highlands NJ 07732.

Vice Chairman Knox asked Mr. Beim for a brief description of what his plan is.

Mr. Beim stated home is fairly dated needing many updates. The cost of these updates would be almost as much as tearing down and rebuilding new. The main reason he is coming before the board is to be able to keep the tree in his backyard.

Attorney Baxter asked if the tree Mr. Beim is speaking of is the only tree in the backyard. Mr. Beim stated there is a smaller tree but the tree he is referring to is the larger one.

Mr. Lee questioned the parking situation would there be enough. Mr. Beim stated yes there is enough room and that he would also be utilizing the garage for parking vehicles.

Attorney Baxter discussed the variances that were required.

Mr. Beim testified that there were no accessory features or structures, etc. that would need relief that were not listed on plans.

Attorney Baxter swore in Mr. Anthony Condouris 20 Bingham Ave Rumson NJ licensed architect.

Mr. Condouris stated that there was no plan on the placement of the air conditioning unit at this time but they would conform to whatever is needed.

Chief Burton asked what side the electrical service came into the house and would the electrical panel be accessible to JCP&L or would another deck be needed.

Mr. Beim explained the service and meter is on right side of the house and the panel would be put on the desk for easy access.

Mr. Lee asked if there was any testimony on the positive and negative criteria.

Mr. Condouris stated the house is being built almost exactly as it is now and is relatively modest. It is a good fit to the neighborhood. There will be no detriment to the neighborhood.

Vice Chairman Knox opened the meeting for any questions or comments from the public on this application.

Attorney Baxter swore in Mr. Peter Mullen 11 Marine Place. Mr. Mullen stated he is quite pleased with the proposed home. He did ask that the architect confirm that there will be two spots for parking that would not impede sidewalk. He also asked that the electrical service comments be clarified.

Mr. Condouris and Mr. Beim both confirmed that the electrical service would come in from Huddy Avenue. Mr. Beim also stated the parking will remain the same and does not impede the sidewalk as is. There is also going to be parking underneath the house.

Vice Chairman asked if there were any further other question or comments from public or board members. Seeing none he asked if anyone would offer a motion.

Mayor Broullon offered a motion to approve.

Councilmember Mazzola seconded.

Attorney Baxter added the conditions that were in Mr. Herman's letter and that the tree remain unless unhealthy or becomes a public hazard to become part of the motion. No further comments.

Roll Call:

Ayes: Mayor Broullon, Chief Burton, Mr. Kutosh, Mr. Lee, Ms. LaRussa, Councilmember Mazzola, Mr. Montecalvo, Ms. Nash

Nays: None

Abstain: None

Absent: Ms. Tierney

ACTION ON OTHER BUSINESS:

Discussion was held on how council was proceeding with in person/hybrid meetings at this time and if there was a possibility of holding land use board meetings in the same manner.

Meeting to be held on or around August 20th 2020 (Chairman, Vice Chairman, Attorney, Engineer and Secretary) to discuss pending cases and updated status as to whether or not they can be heard.

APPROVAL OF MINUTES:

1. June 4, 2020

Chairman Stockton asked for a motion to approve minutes.

Offered by: Mr. Knox

Seconded by: Mr. Kutosh

Ayes: Mayor Broullon, Mr. Kutosh, Mr. Lee, Ms. LaRussa, Councilmember Mazzola, Mr. Montecalvo, Ms. Nash, Mr. Knox, Chairman Stockton

Nays: None

Abstain: Chief Burton

Absent: Ms. Tierney

COMMUNICATION AND VOUCHERS:

1. Approval of Invoices from T&M Associates & Mr. Baxter, Esq.

Chairman Stockton signed vouchers.

Chairman Stockton asked for a motion to adjourn.

ADJOURNMENT

Offered by: Mr. Knox

Seconded: Ms. Mazzola

All in favor

None Opposed

Adjourned at 8:55PM

Motion tabled at 8:56pm by Chairman Stockton.

Ms. Tierney summarized the items discussed with the ordinance review committee. The Board discussed the items. Items to be added to next meeting packet for review.

Chairman Stockton reopened motion.

Offered by: Mr. Knox

Seconded: Ms. Mazzola

All in favor

None Opposed

Adjourned at 9:03PM

I, Michelle Hutchinson, certify that this is a true and correct record of the actions of the Borough of Highlands Land Use Board on September 6, 2020.



Michelle Hutchinson, Land Use Board Secretary