



26BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

ORDINANCE O-21-23

AN ORDINANCE AMENDING ARTICLE XVII, BUSINESS AND WATERFRONT ZONE DISTRICTS, SECTION 21-91, CENTRAL BUSINESS DISTRICT (CBD) AND SECTION 21-92.01, HIGHWAY ORIENTED BUSINESS

BE IT ORDAINED by the Mayor and Borough Council of the Borough of Highlands, County of Monmouth and State of New Jersey as follows:

WHEREAS, N.J.S.A. 40:55D-1, et seq., authorizes local governmental units to adopt ordinances to regulate land use to promote the public health, safety, morals and general welfare; and

WHEREAS, the Borough regulates land use and zoning by and through Chapter 21 of the Borough Code; and

WHEREAS, the Governing Body has determined that it is in the best interests of the residents of the Borough to amend Chapter 21 of the Borough Code to provide for the within changes.

NOW, THEREFORE, BE IT ORDAINED, by the Governing Body of the Borough of Highlands, the County of Monmouth, in the State of New Jersey, as follows:

SECTION I.

The following Sections of Chapter 21, Article XVII, Business and Waterfront Zone Districts are hereby amended to provide as follows: (All additions are shown in **bold italics with underlines**. The deletions are shown as **strikeovers in bold italics**.

21-91 CENTRAL BUSINESS DISTRICT ("CBD")

A. The following regulations shall apply in the Central Business District:

1. – 2. No change.

3. Conditional Uses:

a. No change.

b. Hotels: ~~and~~

c. Parking as a principal use: ~~and~~

d. **Cannabis Retailer as provided in Section 21-97(M)**.

4. No change.

21-92.01 HIGHWAY ORIENTED BUSINESS.

A. The following regulations apply to the Highway Oriented Business zone district:

1. Permitted Principal Uses.

a. All uses permitted in the **B-1-CBD** zone, however drive-through type uses are permitted.

b. No change.

2. Permitted Accessory Uses.

a. All uses permitted in the ~~B-1~~ CBD zone.

3. Conditional Uses.

a. Wireless communication facilities.

b. Cannabis Retailer as provided in Section 21-97(M).

4. No change.

SECTION 2. All ordinances and parts of ordinances inconsistent herewith are hereby repealed.

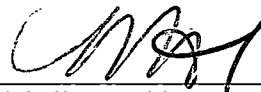
SECTION 3. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.

SECTION 4. This Ordinance shall take effect immediately upon its passage and publication in accordance with law and filing with the Monmouth County Planning Board.

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
MARTIN			X			
MAZZOLA				X		
MELNYK		X	X			
OLSZEWSKI			X			
BROULLON	X		X			

This is a Certified True copy of the Original Ordinance on file in the Municipal Clerk's Office.

DATE OF VOTE: May 19, 2021



Michelle Hutchinson Acting Municipal Clerk
Borough of Highlands

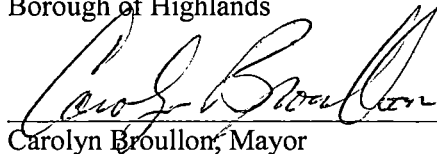
	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
MARTIN			X			
MAZZOLA				X		
MELNYK			X			
OLSZEWSKI		X	X			
BROULLON	X		X			

This is a Certified True copy of the Original Ordinance on file in the Municipal Clerk's Office.

DATE OF VOTE: July 14, 2021



Michelle Hutchinson Acting Municipal Clerk
Borough of Highlands



Carolyn Broullon, Mayor