

**RESOLUTION 2021-15**

**HIGHLANDS LAND USE BOARD  
RESOLUTION OF MEMORIALIZATION  
MONMOUTH COUNTY, NEW JERSEY  
REVIEW OF PROPOSED ORDINANCE NO. O-21-21**

**Consistency Determination: June 3, 2021  
Memorialized: July 1, 2021**

**MATTER OF: PROPOSED ORDINANCE NO. O-21-21**

**WHEREAS**, the Borough of Highlands (“Borough”) has introduced proposed Ordinance No. O-21-21 which amends Chapter 21, Article XIV, Section 21-74.1 of the Code of the Borough of Highlands to permit one Cannabis Retailer as provided in Section 21-97(M) in either the Central Business District or Highway Oriented Business Zone as a conditional use; and


**WHEREAS**, pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-26, any proposed land use ordinance must be referred to the Land Use Board for a review as to consistency with the municipal master plan;

**NOW, THEREFORE**, does the Borough of Highlands Land Use Board make the following findings of fact and conclusions of law with regard to the proposed ordinance:

1. The proposed ordinance was generated by the Borough Council.
2. The proposed amendment as referenced in the aforementioned WHEREAS clause is incorporated herein by reference.
3. The proposed ordinance will promote the policy goals articulated in the Municipal Master Plan for the affected zoning districts.

**NOW, THEREFORE, BE IT RESOLVED**, by the Land Use Board of the Borough of Highlands on this 1<sup>st</sup> day of July 2021, that pursuant to N.J.S.A. 40:55D-26, the Land Use Board

hereby determines proposed Ordinance No. O-21-21 is substantially consistent with the Municipal Master Plan.



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Robert Knox, Chairman  
Borough of Highlands Land Use Board

ON MOTION OF: Ms. LaRussa

SECONDED BY: Mr. Kutosh

ROLL CALL:

YES: Mayor Broullon, Mr. Kutosh, Ms. LaRussa, Councilmember Martin, Mr. Montecalvo, Chairman Knox

NO: Mr. Lee

ABSTAINED:

ABSENT: Chief Burton, Ms. Walsh, Ms. Chang, Ms. Nash, Ms. Pendleton, Vice Chair Tierney

DATED: 7/1/2021

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Borough of Highlands Land Use Board, Monmouth County, New Jersey, at a public meeting held on July 1, 2021.



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Michelle Hutchison, Secretary  
Borough of Highlands Land Use Board