

**Borough of Highlands
Mayor & Council
Special Meeting
July 3, 2013**

Meeting Location: Ptak Towers, 215 Shore Drive, Highlands.

Mayor Nolan called the meeting to order at 8:00 p.m.

Mayor Nolan asked all to stand for the Pledge of Allegiance.

ROLL CALL:

Present: Ms. Ryan, Mr. Redmond, Ms. Kane, Mayor Nolan

Absent: Mr. Francy

**Also Present: Carolyn Cummins, Borough Clerk
Bruce Padula, Esq., Borough Attorney
Tim Hill, Borough Administrator**

Mrs. Cummins made the following statement: As per requirement of P.L. 1975, Chapter 231, notice is hereby given that this is a Special Meeting of the Mayor and Council 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.

Ordinances: Introduction and setting of a public hearing date for August 21, 2013:

O-13-16 Zoning Ordinance Amendment to Modify Requirements of the MH Mobile Home Residence District and to allow High Rise Multi-Family

Mayor Nolan stated that they have been meeting for 26 weeks to come up with ideas to get ratables. He explained the impact the storm has had on us and will for 10 years.

Mrs. Cummins explained the procedure of amending zoning ordinance.

Mayor Nolan said that they will take into consideration recommendations of the Planning Board.

Ms. Kane agreed to move ordinance to the Planning Board.

Ms. Ryan agreed.

Mayor Nolan said he had a long term recovery meeting last night with other towns.

Mr. Redmond stated that if we do what we have to do, the trailer park could bring more revenue to town.

Mayor Nolan continued discussion on ratables.

Mayor Nolan offered a motion to have the Planning Board review ordinance and amend to add underlined sections, seconded by Ms. Kane and all were in favor on the following roll call vote:

ROLL CALL:

AYES: Ms. Ryan, Mr. Redmond, Ms. Kane, Mayor Nolan

NAYES: None

ABSENT: Mr. Francy

ABSTAIN: None

Public Portion:

Kim Skorka of Shore Drive spoke against this ordinance. She continued to speak of safety and it will fall down the slope.

Melissa Macaleer also expressed same concerns.

Mayor Nolan stated that this will be discussed at the Planning Board Meeting and further explained setbacks from ridge line.

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Melissa Macaleer asked what the impact will be on infrastructure and if there would be additional expenses to add to the community.

Mayor Nolan explained it would increase ratables by \$2.9 million.

Melissa Macaleer questioned the expenses to the schools.

Mayor Nolan commented.

Pauline Jennings of 27 Ralph Street asked if a plan or proposal has been submitted to the town.

Mayor Nolan said no.

Pauline Jennings asked if we have been approached by a developer.

Mayor Nolan stated no. We only have had a continuous parade of people coming in to do joint ventures to bring people back to the town.

Pauline Jennings asked why two extra stories on buildings.

Mayor Nolan replied that we can maximize taxes. He further explained. He also said that no developer has asked for Shadow Lawn.

Pauline Jennings asked why we are proposing to go higher.

Mayor Nolan said it is to get more money for town.

Pauline Jennings said we have a good ordinance now, why change it.

Mayor Nolan replied because we, as a group, want to extra stories.

Pauline Jennings feels we are misguided on ratables. She feels that this is not an area where people will live in. We need to concentrate on downtown.

Mayor Nolan stated that we cannot wait. We have a 27% ratable loss, no matter what.

Pauline Jennings further spoke against the ordinance.

Mayor Nolan spoke of 5 year tax abatement.

Pauline Jennings further complained regarding mud slides. She feels this does not make sense.

Don Manrodt of 268 Bayside Drive said there is a rumor that someone wants to buy the trailer park. He does not feel the hill will hold up 8 stories. He also believes we have spoken to a builder and does not care about the town.

Mrs. Cummins explained notice requirements.

Pauline Jennings feels this is sneaky.

Carla-Cefalo Braswell of the HBP said that Rick Korn of the HBP has met with Mayor and Council every Friday. He has been working on many projects with developers. She further spoke in favor of the ordinance.

Mr. Hawley of 215 Shore Drive spoke favorably of the ordinance.

Mayor Nolan commented on the old population numbers and facts.

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Mayor Nolan offered a motion to adjourn, seconded by Ms. Ryan and all were in favor.

The meeting adjourned at 8:22 p.m.

Debby Dailey, Deputy Clerk

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