

**Borough of Highlands  
Planning Board  
Regular Meeting  
August 9, 2012**

Mr. Stockton called the meeting to order at 7:34 P.M.

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

Mr. Stockton made the following statement: As per requirement of P.L. 1975, Chapter 231. Notice is hereby given that this is a Regular Meeting of the Borough of Highlands Planning 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.

**ROLL CALL:**

**Present:** Mr. Mullen, Mr. Schoellner, Ms. Peterson, Mr. Redmond, Mr. Hill,  
Mr. Gallagher, Mr. Stockton

**Absent:** Ms. Ruby, Mayor Nolan, Mr. Colby, Mr. Russo

**Also Present:** Carolyn Cummins, Borough Clerk  
Salvatore Alferie, Esq., Board Attorney  
Robert Keady, P.E., Board Engineer

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**PB#2012-2 Huhn, John  
Block 14 Lot 2.014 – 22 Grand Tour  
Public Hearing**

**Present:** Elizabeth Waterbury, P.E.  
John Huhn, Applicant  
Angela Monoco, Applicant

**Conflict:** Mr. Stockton had a conflict and stepped down.

Mr. Alferie stated that the public notice have been reviewed and are proper therefore the board has jurisdiction to proceed.

The following exhibits were marked into evidence:

- A-1: E. Waterbury Letter dated 6/19/12;
  - A-2: Storm Water Management Report dated June 2012 prepared by E. Waterbury;
  - A-3: Topographical Survey dated 5/17/12;
  - A-4: Driveway Plan dated 6/13/12;
  - A-5: E. Waterbury Letter dated 7/31/12;
  - A-6: Public Notice
  - A-7: Photograph's;
  - A-8: Copy of Monmouth County Aerial of site.
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- B-1: Planning Board Resolution dated 3/11/99;
  - B-2: T & M Engineer Review Letter dated 7/10/12;
  - B-3: T & M Engineer Review Letter dated 8/6/12.

Mr. Alferie swore in the following people:

Elizabeth Waterbury of 17 Monmouth Street, \_\_\_\_\_  
Angela Monoco of 22 Grand Tour, Highlands, NJ  
John Huhn of 22 Grand Tour, Highlands, NJ

Ms. Waterbury stated the following during her testimony and response to questions from the board:

1. The applicant lives at 22 Grand Tour and they have a very long driveway that leads up to the home as shown in Exhibit A-7 Photos.
2. This lot was part of a prior four lot subdivision that received final approval in 1999.

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3. During the subdivision concerns were raised about the driveway to this particular lot. There were concerns because of the steepness with regard to traction and water runoff.
4. It was noted in the subdivision resolution that this drive needs to be stoned.
5. She then described driveway as shown in A-7 Pictures.
6. The problem that they have is the stone that is on the driveway is like ball bearings on the wheels and is very difficult to drive on and walk on plus the stones washes down off the driveway into neighbor's property.
7. She explained that this is not a safe condition.
8. The applicant wants relief to have hard driveway.
9. The driveway is higher than the neighbors.
10. She then spoke about an existing block wall that is between this lot and neighboring lot.
11. She spoke about current water runoff conditions.
12. She spoke about Exhibit A-8 which shows the topography of the area.
13. She described the problems with drainage from the adjacent County owned Property.
14. She spoke of the existing drainage calculations and the proposed and the infiltration to ground.
15. Her calculations are the proposed is closer to impervious surface calculations.
16. The applicant proposed to install curbing along the each side to prevent the use of heavy equipment.
17. Because of the original subdivision resolution relating to the concerns of a concrete driveway they proposed pervious concrete. It looks like Rice Krispy treats and allows water to go in.
18. She spoke about her report calculations and how she was conservative with her numbers.
19. She feels the proposed addresses the neighbors' concerns and allows for a usable driveway.

Mr. Alferie swore in Robert Keady, P.E., Board Engineer.

Mr. Keady explained his engineers report on this application. The prior subdivision resolution has a restriction of a stoned driveway. The testimony tonight differs and he agrees with that testimony. It would be up to the board to impose any of his recommended conditions in his letter.

Ms. Waterbury stated that currently the stone driveway impacts the neighbors and the proposed will improve effect to neighbors.

Mrs. Monaco stated that there are no neighbors here tonight and the proposed will improve the stone runoff. She also stated that she does not believe there are any other existing stoned driveways in the area.

Discussion with board about neighbors and water runoff.

Ms. Waterbury stated they propose regular concrete.

Mr. Keady – with concrete will be added weight and he wants proof of no effect to existing block wall.

Ms. Waterbury – ok, she then asked him to review his file for that information.

There were no members in the public.

Mr. Gallagher offered a motion to approve the application with no Rice Krispy's, seconded by Mr. Mullen and approved on the following roll call vote:

**ROLL CALL:**

**AYES: Mr. Mullen, Mr. Schoellner, Ms. Peterson, Mr. Redmond, Mr. Hill,  
Mr. Gallagher**

**NAYES: None**

**ABSTAIN: None**

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**Approval of Minutes:**

Mr. Schoellner offered a motion to approve the July 12, 2012 minutes, seconded by Mr. Gallagher and approved on the following roll call vote:

**ROLL CALL:**

**AYES:** Mr. Schoellner, Ms. Peterson, Mr. Hill, Mr. Gallagher

**NAYES:** None

**ABSTAIN:** None

Mr. Schoellner offered a motion to adjourn the meeting, seconded by Mr. Gallagher and all were in favor.

The meeting adjourned at 8:12 p.m.

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Carolyn Cummins, Board Secretary