

**Borough of Highlands
Planning Board
Regular Meeting
February 14, 2013**

Meeting Location: Highlands Elementary School, 360 Navesink Ave, Highlands, NJ.

Note: Meeting was not electronically recorded.

Mr. Stockton called the meeting to order at 7:38 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: Ms. Peterson, Mr. Gallagher, Mr. Hill, Mr. Redmond, Mr. Colby,
Mr. Stockton
Absent: Mr. Schoellner, Mr. Galvin
Also Present: Carolyn Cummins, Borough Clerk
Jack Serpico, Esq., Board Attorney
Robert Keady, P.E., Board Engineer

**PB#2013-1 First Hartford Realty Corp.
Route 36 & Orchard Ave – Block 108 Lots 2.02 & 2.03
Application Review & Set Public Hearing Date**

Present: Dan Madrid, Esq., Applicants Attorney
Doug _____, P.E. of Dynamic Engineering

Mr. Madrid stated that the property is located on Route 36 and Orchard Ave which currently contains a car wash and plaza. The lots will be consolidated. The use is a permitted use in the zone.

Mr. Keady finds the application to be complete and stated that he will prepare review report.

Mr. Madrid stated that all existing structures on site will be demolished.

Doug _____ explained that CVS wants to get out of existing store location. They would close existing store location and move to subject site. First Hartford is the developer and builder but CVS is the owner.

Mr. Serpico stated that we have disclosure on file and the applicant is the contract purchaser.

Mr. Gallagher offered a motion to schedule this application for a public hearing on March 14, 2013. Seconded by Ms. Peterson and approved on the following roll call vote;

ROLL CALL:

AYES: Ms. Peterson, Mr. Gallagher, Mr. Hill, Mr. Redmond, Mr. Colby,
Mr. Stockton
NAYES: None
ABSTAIN: None

Review of PB Subcommittee Recommendations RE: Flood Damage Prevention Ordinance

Mr. Stockton stated that the subcommittee had good discussion and came up with recommendations with regard to the definition of building height. Change in measurement calculations for base flood elevation. It's a good start for repair effort because a requirement to set first floor elevation one foot above, this may need to be fine-tuned.

Mr. Keady explained that both FEMA requirements were considered to start ABFE as base elevation, would lose one foot or we can do height from first floor elevation and go from there.

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Board has discussions.

Mr. Stockton – FEMA has draft ordinance 2 feet above base flood elevation.

Mr. Colby spoke of issue of making businesses raise buildings.

Discussions continued

Mr. Stockton stated that Rumson set their own flood elevation so we have options.

Mr. Gallagher – we don't want to penalize people who go above the base flood elevation. We don't want to discourage rebuilding.

Mr. Stockton – need more thought into building height calculations so not to penalize people.

Discussion regarding highest BFE plus 3 feet.

Mr. Serpico explained ordinance needs to be rewritten so not to require people to go to the Zoning Board for variances. Need consistency in ordinance with single-family and bungalow units.

Mr. Colby stated he wants summer people to require c/o's to make sure units are okay.

Discussion regarding structural damage, c/o requirement, stairway setbacks to allow for higher height, redevelopment.

Board discussed list of recommendations provided to submit to Governing Body.

Mr. Serpico will draft letter of recommendations to Council.

Mr. Colby offered a motion to send letter to Council recommending it's time for redevelopment plan, allow c/o's to be issued without having tenants name, require c/o's for damaged properties, access to higher elevated properties need to address stairs, decks. Seconded by Mr. Hill and approved on the following roll call vote:

ROLL CALL:

AYES: Ms. Peterson, Mr. Gallagher, Mr. Hill, Mr. Redmond, Mr. Colby,
Mr. Stockton

NAYES: None

ABSTAIN: None

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

The meeting adjourned at 8:38 p.m.

Carolyn Cummins, Board Secretary