

**Borough of Highlands
Planning Board
Regular Meeting
June 13, 2013**

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

Mr. Stockton called the meeting to order at 7:30 p.m.

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

Mrs. Cummins read 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. Schoellner, Mr. Gallagher, Mr. Hill, Mr. Redmond, Mr. Colby,
Mr. Britton, Mr. Stockton, Mr. Danzeisen**

Absent: Ms. Peterson, Mayor Nolan, Mr. Korn

**Also Present: Carolyn Cummins, Board Secretary
Jack Serpico, Esq., Board Attorney
Robert Keady, P.E., Board Engineer**

**PB#2013-2 Tierney, Annemarie
Block 44 Lots 4 & 5 – 29 & 31 Shrewsbury Ave
Application Review & Public Hearing**

Present: Annemarie Tierney

The Board reviewed the application and deemed it complete for a hearing.

Mr. Serpico explained that public notice is not required to be served because it's an application for a lot consolidation and no variances are required.

Mr. Keady stated that since his report he has spoken with applicant and a lot of issues will be addressed.

Annemarie Tierney was sworn in.

Ms. Tierney stated that she is the owner of both lots and that both properties were damaged during Hurricane Sandy. She is proposing to demolish the single family home on 31 Shrewsbury Ave and to consolidate both lots into one. She will be lifting the house on 29 Shrewsbury Ave and will be moving to the center of the lot and will construct an addition. She will have one driveway.

Robert Keady, P.E. was sworn in.

Mr. Keady stated that he reviewed the project and assuming one dwelling demolished the parking variance is addressed/

Ms. Tierney stated that the shared driveway with neighbor will go away. She will put parking under the house and will install a fence along the property line.

The lot consolidation plan dated 5/10/2013 was marked into evidence as exhibit A-1.

Ms. Tierney stated that she will remove the existing accessory structure but if she decides to keep it will be moved into compliant location. She did state that she has a variance for the garage on lot 24, its possible she may want to maintain the variance for shed.

**Borough of Highlands
Planning Board
Regular Meeting
June 13, 2013**

Mr. Keady stated that grading and drainage would have to be reviewed at the time of construction.

Ms. Tierney stated that she will comply with flood regulations. She is waiting for FEMA to make final ruling on the elevations. She will perfect the lot consolidation by way of deed.

Mr. Gallagher offered a motion to approve the application with conditions as discussed. Seconded by Mr. Colby and approved on the following roll call vote:

ROLL CALL:

AYES: Mr. Schoellner, Mr. Gallagher, Mr. Hill, Mr. Redmond, Mr. Colby,
Mr. Britton, Mr. Danzeisen, Mr. Stockton

NAYES: None

ABSTAIN: None

Approval of Minutes

Mr. Gallagher offered a motion to approve the April 11, 2013 Meeting Minutes. Seconded by Mr. Colby and approved on the following vote:

ROLL CALL:

AYES: Mr. Gallagher, Mr. Hill, Mr. Colby, Mr. Stockton

NAYES: None

ABSTAIN: None

Communications

The Board reviewed the following which required no action by the board:

- 1. Zoning Ordinance O-13-2**
- 2. Zoning Ordinance O-13-5**
- 3. Letter from Freehold Soil RE: Bayside Drive**

Mr. Gallagher offered a motion to adjourn the meeting. Seconded by Mr. Colby and all were in favor.

The Meeting adjourned at 7:50 p.m.

Carolyn Cummins, Board Secretary