

**Borough of Highlands
Planning Board
Regular Meeting
June 12, 2014**

Meeting Location: Highlands Elementary School, 360 Navesink Ave, Highlands, NJ 07732

Mr. Stockton called the meeting to order at 7:39 PM.

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 and all requirements have been met. Notice has been posted on the public bulletin board and electronically transmitted to the Asbury Park Press, The Two River Times and the Star Ledger.

ROLL CALL:

Present: Mayor Nolan, Mr. Hill, Mr. Redmond, Mr. Britton, Mr. Stockton, Mr. Korn

Absent: Mr. Gallagher, Mr. Colby, Mr. Danzeisen, Mr. Kovic

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

Hearings on New Business

PB#2014-3 Piccolo, Tommaso

Block 72 Lot 8, Block 69 Lot 13 – 1 Atlantic Street

Mr. Serpico stated that the applicant has requested a postponement . He recommended to the board that the postponement be subject to submission of revised plans and that the applicant must serve notice.

Mayor Nolan offered a motion to grant postponement to the July meeting subject to conditions as discussed. Seconded by Mr. Redmond and approved on the following roll call vote:

ROLL CALL:

AYES: Mayor Nolan, Mr. Hill, Mr. Redmond, Mr. Korn, Mr. Stockton

NAYS: None

PB#2014-1 Scanlon, Eileen

Block 56 Lot 15 , 22-24 Fifth Street

Hearing on New Business

Present: Catherine Franco, A.I.A., P.P.
Eileen Scanlon

Conflict of Interest: Mr. Britton stated he had a conflict and left the meeting.

Catherine Franco was sworn in and stated that she is a licensed Architect and Professional Planner.

The following exhibits were marked into evidence this evening:

- A-1: Plan on large board
- A-2: Plan on large board
- A-3: Survey dated 12/02/2010

Catherine Franco stated the following during testimony and response to questions by the board:

1. There is an existing small structure as shown on A-1 which was damaged by Sandy and the applicant wants to take the existing structure down and rebuild and move it.
2. Unit #5 is the subject of this application.

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3. To conform for positive criteria the 1.4 foot setback verses the existing 0 foot setback is an improvement.
4. They want to build where shed is now.
5. Additional Square foot of 14 square feet will meet FEMA requirements.
6. They will meet the height ordinance so no height variance is needed.
7. Parking they need one space per unit and two for main house for a total of six spaces which they have on site.
8. Negative, this is not impairing the intent and zoning and master plan.

Eileen Scanlon was sworn and stated the following during her testimony and response to questions from the board:

1. The other buildings on the site she applied for grants.
2. Her main house didn't have water on first floor.

Mr. Keady – stated the lot 15 in block 56 as for front yard the existing is 21.18 verses proposed 28.2. Side yard minimum existing is .41 feet and the drawing is 1.98 feet.

Ms. Franco explained they will hold 1.98 panels inside the line

Mr. Keady continued to speak about setbacks. He stated that the 3 foot parameter requirement applicant will need variance.

Ms. Franco will comply with engineer comments.

Public questions

Chris Francy of Fifth Street stated that the plan shows no flood vents and questioned fire code.

Ms. Franco – will have 2 hour fire rated wall and no windows will be permitted.

Mr. Stockton said that looking at setback of other bungalows they have 0.6, 0.77 feet over line. He asked if the applicant could make the setbacks larger.

Ms. Franco – they will move and make it 3 foot parallel.

Mr. Redmond – can't you make the house 11 foot wide.

Ms. Franco – I can make foundation smaller so we can get the three feet. Foundation will comply with FEMA and DEP requirements. They just got flood certification. Flood vents can't be over 12 feet over grade.

Chris Francy – if house was on pilings would solve fire issue and driveway encroachment. Pilings may solve a lot of problems.

Ms. Franco – she doesn't see that it would make any difference and she would not want pilings.

Doug Card of 28 Shrewsbury Avenue asked if the other units got c/o's.

Eileen Scanlon stated that the units have been repaired.

Public Comments

Chris Francy was sworn in and asked that the Planning Board have the fire official approve this.

No further public comments.

Public Portion closed.

Ms. Franco – once the existing is removed and rebuilt will improve area, it's a good beginning to clean up.

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Mr. Serpico read the conditions if approved. Zoning Chart needs corrections, lower level only be used for storage, drawings must show flood vents and be FEMA compliant. Need amended plans.

Mayor Nolan offered a motion to approve the application. Seconded by Mr. Redmond and approved on the following roll call vote:

ROLL CALL:

AYES: Mayor Nolan, Mr. Hill, Mr. Redmond, Mr. Korn, Mr. Stockton

NAYS: None

Abstain: None

Kerry Branin Informal Conceptual Review – 66 Miller Street

Present: Kerry Branin

Ms. Branin stated that she wants to open an ice cream station. She recently purchased a damaged building located at 66 Miller Street. She wants to flood proof the building and have a patio with lights in the back where she would have bistro tables.

The Board seemed pleased with the conceptual review.

Ms. Branin stated that she will come back with a formal application.

Peter Mullen of 11 Marne Place – great idea.

Approval of Minutes:

Mayor Nolan offered a motion to approve the May Planning Board Minutes. Seconded by Mr. Redmond and approved on the following roll call vote:

ROLL CALL:

AYES: Mayor Nolan, Mr. Hill, Mr. Redmond, Mr. Stockton

NAYS: None

Communications

Mr. Hill stated that the borough did receive communications regarding deannexation of properties.

Mayor Nolan offered a motion to adjourn the meeting. Seconded by Mr. Redmond and all were in favor.

The meeting adjourned at 8:26 P.M.

Carolyn Cummins, Board Secretary