

**Borough of Highlands
Planning Board
Regular Meeting
October 9, 2014**

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

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, Two River Times and the Star Ledger. Notice has been posted on the bulletin board.

ROLL CALL:

Present: Mr. Gallagher, Mr. Redmond, Mr. Korn, Mr. Stockton, Mr. Francy

Absent: Mayor Nolan, Mr. Colby, Mr. Britton, Mr. Danzeisen, Mr. Kovic

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

Professional Service Resolution for Master Plan

Mrs. Cummins explained about the grant process which requires the Borough to go out for Request for Proposals prior to awarding contracts.

Informal Review – Steve Hambly Subdivision

Present: Steve Hambly

Mr. Hambly stated the following :

1. The property is located at 40 Seadrift Avenue and originally it was three lots.
2. The lots were combined years ago and he wants to subdivide lot 4 into two lots.
3. Lot 5 is vacant.
4. Lot 4 is 50 x 70 ft. and there is a house on it.
5. Lot 5 is 25 x 70 ft. lot and is vacant.
6. He wants to 25 x 70 ft. lots.
7. He owns both lots.

Mr. Stockton – an informal review of lot 5 is an undersized lot would be merged together. The application will require variances for lot width and frontage. Lot depth 70 ft., where 75 is required and lot area.

Mr. Hambly stated that he is trying to recoup his investment.

Mr. Stockton thinks this is impossible.

Mr. Keady – application for 18 foot houses will also require side yard variances.

Creation of Master Plan Subcommittee

Mrs. Cummins questioned notice requirements for subcommittee meetings.

Mr. Serpico – no notice for the three non-stakeholder meetings.

Doug Card asked if the public could attend.

Mr. Serpico – yes

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Mr. Gallagher stated that we need to move on this.

The Board created a Master Plan Subcommittee as follows: Mayor Nolan, Mr. Redmond, Mr. Stockton, Mr. Gallagher, Mr. Francy, Alternate Member.

Approval of Minutes:

Mr. Redmond offered the approval of the September 11, 2014 Planning Board Minutes. Seconded by Mr. Korn and approved on the following Roll Call Vote:

ROLL CALL:

AYE: Mr. Hill, Mr. Redmond, Mr. Colby, Mr. Britton, Mr. Korn, Mr. Francy

NAY: None

ABSTAIN: Mr. Stockton

Communications:

National Park Service Notice: RE:Sandy Hook dated 9/15/14

The Board reviewed the notice – no action required.

Mr. Francy – Getting to Resilience Strategic Plan, we need to spend more time on both reports to what degree that we can. Need to solicit residents input. He wants round table discussions.

Mr. Serpico – do the Stakeholder meetings first, when it comes before the board we have Public Hearing that's when you say you agree or disagree on it the report at the public hearing.

Mr. Francy – we need to review before master plan meeting. The SRPR has been endorsed by the Governing Body .

Discussion continued.

Doug Card – should invite these reports into Planning Board to do presentation.

Mr. Gallagher offered a motion to adjourn. Seconded by Mr. Redmond and all were in favor.

The Meeting adjourned at 8:03 p.m.

Carolyn Cummins
Board Secretary