

**Borough of Highlands  
Planning Board  
Regular Meeting  
March 12, 2015**

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

Mr. Stockton called the meeting to order at 7:33 P.M.

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

Mrs. Cummins made the following statement: As per requirements 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:** Mayor Nolan, Mr. Hill, Mr. Redmond, Mr. Colby, Mr. Korn,  
Mr. Francy, Mr. O'Neil, Mr. Wells, Mr. Stockton

**Absent:** Mr. Britton, Mr. Danzeisen

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

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**Executive Session Resolution**

Mrs. Cummins read the following resolution into the record.

Mayor Nolan offered the following Resolution and moved its adoption:

**RESOLUTION  
EXECUTIVE SESSION**

**BE IT RESOLVED** that the following portion of this meeting dealing with the following generally described matters shall not be open to the public:

- 1. Litigation:**
- 2. Contract: Review of the RFP's for Master Plan Services**
- 3. Real Estate:**
- 4. Personnel Matters:**
- 5. Investigation:**
- 6. Attorney-Client Privilege:**

**BE IT FURTHER RESOLVED** that it is anticipated that the matters to be considered in private may be disclosed to the public at a later date when the need for privacy no longer exists; and

**BE IT FURTHER RESOLVED** that no portion of this meeting shall be electronically recorded unless otherwise stated; and

**BE IT FURTHER RESOLVED** that the private consideration is deemed required and is permitted because of the following noted exceptions set forth in the Act:

1. Any matter which, by express provision of Federal Law, State statute or rule of court shall be rendered confidential or excluded from public discussion. Rendered confidential by Federal law or that if disclosed would impair receipt of Federal funds.

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2. Any matter in which the release of information would impair a right to receive funds from the federal government.
3. Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.
4. Any collective bargaining agreement, or the terms and the conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees of the public body.
5. Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investments of public funds where it could adversely affect the public interest if discussion of such matters were disclosed.
6. Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection. Any investigations of violations or possible violations of law
7. **Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.**
8. **Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting. Subject to the balancing of the public's interest and the employee's privacy rights under South Jersey Publishing Co. v. New Jersey Expressway Authority, 124, NJ 478 (1991).**
9. Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility.

**BE IT FURTHER RESOLVED** that action may be taken after the executive session.

Seconded by Mr. Francy and approved on the following roll call vote:

**ROLL CALL:**

**AYES:** Mayor Nolan, Mr. Hill, Mr. Redmond, Mr. Colby, Mr. Korn, Mr. Francy,  
Mr. O'Neil, Mr. Wells, Mr. Stockton  
**NAYES:** None  
**ABSENT:** None  
**ABSTAIN:** None

The Planning Board then entered into Executive Session .

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The Planning Board returned to the meeting at 8:08 P.M.

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**ROLL CALL:**

**Present:** Mayor Nolan, Mr. Hill, Mr. Redmond, Mr. Colby, Mr. Korn,  
Mr. Francy, Mr. O’Neil, Mr. Wells, Mr. Stockton

**Absent:** Mr. Britton, Mr. Danzeisen

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

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**Mayor Nolan offered the following Resolution and moved on its adoption:**

**RESOLUTION  
BOROUGH OF HIGHLANDS PLANNING BOARD  
FINDINGS OF REVIEW OF PROPOSALS FOR PLANNING SERVICES FOR THE  
BOROUGH MASTER PLAN REEXAMINATION AND REVISIONS**

**WHEREAS**, the Mayor and Council of the Borough of Highlands authorized the Planning Board to receive and review proposals from licensed New Jersey Planners for services to be rendered to the Board and the Borough for the reexamination and update of the Master Plan of the Borough of Highlands; and

**WHEREAS**, the Municipal Land Use Act, NJSA 40:55D-26, requires that the Planning Board prepare and transmit a report back to the Governing Body; and

**WHEREAS**, the Board conducted a review of the proposals submitted by the following firms:

1. T & M Associates.
2. Maser Consulting P.A.
3. Heyer, Gruel and Associates.

**NOW, THEREFORE BE IT RESOLVED**, by the Planning Board of the Borough of Highlands that it hereby recommends that the Mayor and Council hire the firm of T & M Associates for planning services for the reexamination and update of the Borough Master Plan.

**BE IT FURTHER RESOLVED** that the Board hereby directs its Secretary to transmit said recommendation to the Clerk of the Borough of Highlands pursuant to the Statute first mentioned above forthwith for consideration by the Mayor and Council of the Borough of Highlands.

Seconded by Mr. Korn and adopted on the following Roll Call Vote:

**ROLL CALL:**

**AYES:** Mayor Nolan, Mr. Hill, Mr. Redmond, Mr. Colby, Mr. Korn,  
Mr. O’Neil, Mr. Stockton

**NAY:** Mr. Francy, Mr. Wells

**ABSTAIN:** None

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**Approval of Minutes:**

Mr. Redmond offered a motion to approve the January 8, 2015 Minutes. Seconded by Mayor Nolan and approved on the following roll call vote:

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**ROLL CALL:**

**AYES:** Mayor Nolan, Mr. Hill, Mr. Redmond, Mr. Colby, Mr. Korn,  
Mr. O'Neil, Mr. Stockton

**NAY:** Mr. Francy, Mr. Wells

**ABSTAIN:** None

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

The Meeting adjourned at 8:11 P.M.

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Carolyn Cummins, Board Secretary