

Mayor O'Neil offered the following Resolution and moved on its adoption:

**RESOLUTION
BOROUGH OF HIGHLANDS PLANNING BOARD**

WHEREAS, the Mayor and Council of the Borough of Highlands authorized the Planning Board by resolution to undertake a review of proposed Borough Ordinance O-07-07, which Ordinance will amend the Borough Zoning Ordinance; and

WHEREAS, the Municipal Land Use Act, NJSA 40:55D-26 & 64, set forth the issues to be considered by the Board and requires that the Planning Board prepare and transmit a report back to the Governing Body; and

WHEREAS, the Board conducted a review of the proposed amendment on June 14 and July 12, 2007; and

WHEREAS, the Board received comments on the substantive aspect of the proposed Ordinance from members of the public.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Highlands that it hereby adopts the findings and recommendations of the Board set forth below and further recommends that the Mayor and Council be guided accordingly when considering the adoption of the proposed Ordinance:

1. The Board finds that the high rise use proposed is consistent with the development in the area such as the East Pointe site.
2. The Board recommends that the Governing body develop detailed site regulations such as but not limited to bulk, density and lot coverage regulations in order to insure consistency with the East Pointe project and prevent overdevelopment of the site.
3. The Board recommends that the uses in the zone be expanded to include trailer homes in addition to single family, townhouse, high and mid-rise development.
4. The Board recommends that the maximum density and floor area ratio be limited to prevent overdevelopment of the site.
5. The Board finds that the use of the area for townhouse development would create a "sprawl effect" on the top of the hill and that the site is suited for a high rise use similar to East Pointe.
6. The Board recommends that the sewer capacity of the Borough system be reviewed and that the developer of the site be required to explore whether or not any development on the site can be connected to the Middletown Township system.
7. The Board recommends that the Borough Shade Tree Commission and garden club be given a role in the development of the site in relation to the protection of the site from excessive removal of trees and topping of trees.

8. The Board recommends that the steep slope issues be taken into consideration when adopting the final ordinance; and

BE IT FURTHER RESOLVED that the Board hereby directs its Secretary to transmit said findings 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. Harrison and adopted on the following roll call vote:

ROLL CALL:

AYES: Mr. Kovic, Mayor O'Neil, Mr. Harrison, Mr. Cefalo

NAYES: None

ABSTAIN: None

DATE: August 9, 2007

CAROLYN CUMMINS, BOARD SECRETARY

I certify this to be a true copy of a Resolution adopted by the Borough of Highlands Planning Board on August 9, 2007.

Carolyn Cummins, Board Secretary