

Mr. Nolan offered a motion to move on the adoption of the following Resolution:

**RESOLUTION APPROVING THE MINOR SUBDIVISION APPLICATION OF
RYAN BRITTON FOR BLOCK 16, LOT 2.01**

WHEREAS, the applicant referred to above is the owner of the above mentioned lot, which is located in the R-1.03 Zone; and

WHEREAS, the applicant has applied for a two (2) lot Minor Subdivision. The applicant proposes to subdivide the above captioned lot into two new residential lots, one containing an existing structure that the applicant intends to tear down and one vacant for a single family residence. Each lot will conform with the applicable Zoning and development ordinance requirements; and

WHEREAS, all jurisdictional requirements have been met pursuant to the requirements of the Municipal Land Use Act and Borough ordinances, and the Board has jurisdiction to consider this application; and

WHEREAS, the Board considered this application at a public hearing held on April 10, 2008; and

WHEREAS, the Board considered the testimony of the applicant and Martin Britton; and

WHEREAS, the applicant submitted into evidence a subdivision map dated February 12, 2008, in support of the application prepared by Thomas Santry P. E. ; and

WHEREAS, the Board after considering the evidence and testimony presented by the applicant and the interested citizens if any has made the following findings of fact and conclusions based thereon:

1. The property is located in the R-1.03 Zone.
2. The new lots will be in compliance with the applicable bulk and minor subdivision requirements of the Borough Zoning and development ordinances.
3. The applicant agreed to comply with the outstanding conditions if any, set forth in the project review letter prepared by T&M Associates dated April 4, 2008, which is incorporated herein in full.
4. The applicant agreed to comply with additional Board imposed conditions set forth hereinafter; and

WHEREAS, the Board determined that the relief requested by the applicant can be granted without any detriment to the public good and without any impairment to the intent and purpose of the zone plan and zoning ordinance of the Borough of Highlands; and

WHEREAS, the Board after considering the testimony and exhibits has found the proposed minor subdivision plan to be acceptable with conditions.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Borough of Highlands that the application for a two lot minor subdivision is approved contingent upon the following conditions being met;

1. All testimony, evidence and representations made by the applicant and its witnesses are incorporated herein.
2. Taxes, fees and escrow accounts shall be current.
3. The applicant will adhere to the findings of fact set forth above.
4. The applicant will comply with the conditions set forth in the project review letter prepared by T & M Associates dated April 4, 2008.
5. If the applicant intends to perfect the subdivision by deeds, they must be submitted to the Board Engineer and Attorney for review and approval and must further be recorded within the time provided within the Municipal Land Use Law.

Seconded by Mr. Manrodt and adopted on the following roll call vote:

ROLL CALL:

AYES: Mr. Manrodt, Mr. Bahrs, Mr. Cefalo, Mr. Nolan, Mr. Harrison

NAYES: None

ABSTAIN: None

DATE: May 15, 2008

CAROLYN CUMMINS. BOARD SECRETARY

I certify this to be a true copy of a Resolution adopted by the Borough of Highlands Planning Board on May 15, 2008.

BOARD SECRETARY