

Mr. Gallagher offered the following Resolution and moved its adoption:

**RESOLUTION
BOROUGH OF HIGHLANDS PLANNING BOARD
FINDINGS OF REVIEW OF THE THIRD REVISION TO ORDINANCE O-12-9
ZONING ORDINANCE AMENDMENTS**

WHEREAS, the Mayor and Council of the Borough of Highlands authorized the Planning Board to undertake a review of proposed second revision to Borough Ordinance O-12-9, which Ordinance will amend the Borough Zoning Ordinance; and

WHEREAS, the Municipal Land Use Act, NJSA 40:55D-26 & 64, requires that the Planning Board prepared and transmit a report back to the Governing Body; and

WHEREAS, said statute does further require that the report of the Planning Board shall include an identification of any provision or provisions set forth in the proposed Ordinance amendment which is or are inconsistent with the Borough Master Plan and contain recommendations concerning those inconsistencies and any other matters as the Board deems appropriate; and

WHEREAS, the Board conducted a third review of the proposed amendments on May 10, 2012; and

WHEREAS, the Board received comments from Board Members, the Board Engineer and Attorney and various members of the public.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Highlands that the third revision of Ordinance 0-12-9 is partially inconsistent with the Land Use and other elements of the Highlands Borough Master Plan due to the provision allowing mid-rise multifamily development in the MH Zone.

BE IT FURTHER RESOLVED that in addition to the foregoing the Board hereby makes the following recommendations to the Mayor and Council:

1. The Board recommends that the phrase “mid-size” set forth on page 3, in section 5. k, be replaced with the phrase “mid-rise”.

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 Ms. Peterson and adopted on the following roll call vote:

ROLL CALL:

AYES: Mr. Schoellner, Ms. Peterson, Mr. Redmond, Mr. Hill, Mr. Gallagher,
Mr. Colby

NAYES: Mr. Mullen

ABSTAIN:

DATE: May 10, 2012.

CAROLYN CUMMINS, BOARD SECRETARY

I hereby certify this to be a true copy of a Resolution adopted by the Borough of Highlands Planning Board at a meeting held on May 10, 2012.

BOARD SECRETARY