

Mr. Schoellner offered the following Resolution and moved on its adoption:

RESOLUTION

**BOROUGH OF HIGHLANDS
PLANNING BOARD
RESOLUTION OF MEMORIALIZATION
MONMOUTH COUNTY, NEW JERSEY
MINOR SITE PLAN APPROVAL**

**Approved: August 9, 2012
Memorialized: September 13, 2012**

MATTER OF HUHNS\MONACO RESIDENCE

APPLICATION NO. PB#2012-2

WHEREAS, an application for Minor Site Plan approval has been made to the Highlands Planning Board hereinafter referred to as the Board by John Huhn and Angela Monaco on lands known as designated Block 14, Lot 2.014 as depicted on the tax map of the Borough of Highlands (hereinafter "Borough"), and more specifically located at 22 Grand Tour, Highland, New Jersey in the R-102 zone; and

WHEREAS, a public hearing was held before the Board on August 9, 2012 with regard to this application; and

WHEREAS, the Board has heard testimony and comments from the applicant, witnesses and consultants and with the public having had an opportunity to be heard; and

WHEREAS, a complete application has been filed, the fees as required by Borough Ordinance have been paid, and it otherwise appears that the jurisdiction and powers of the Board have been properly invoked and exercised; and

WHEREAS, the following exhibits were marked into evidence:

A-1 EM Waterbury and Associates correspondence dated June 19, 2012

A-2 EM Waterbury and Associates Stormwater Management Report dated June 2012

- A-3 Survey prepared by Richard Stockton dated May 17, 2012
- A-4 Driveway Plan prepared by EM Waterbury and Associates dated June 13, 2012
- A-5 EM Waterbury and Associates correspondence dated July 31, 2012
- A-6 Public Notice
- A-7 Photographs consisting of three pages
- A-8 Monmouth County aerials with topography
- B-1 March 11, 2009 Resolution granting Final Subdivision Approval for Block 14, Lot 2.01
- B-2 T&M Report dated July 10, 2012
- B-3 T&M Report dated August 6, 2012

NOW, THEREFORE, does this Highland Planning Board make the following findings of fact and conclusions of law with regard to this application:

1. The applicant is seeking Minor Site Plan approval to allow for the paving of the existing stone driveway on the subject property. The subject property is the result of a Major Subdivision application which was approved in 1999. The subject property is a flag lot with a variance for the lot frontage non conformity. The 1999 Resolution of approval contained Condition No. 16 which required that the driveway be constructed with stone to improve traction and lessen stormwater runoff.
2. The applicant proposes no site changes other than the new driveway surface.
3. The applicant has indicated that the driveway is difficult to walk or drive on because of the gravel and that during rainstorms the gravel washes away into the street and onto neighboring properties.
4. The applicant originally proposed pervious concrete with a stone recharge beneath the

concrete to address the stormwater resulting from the proposed paved surface. However, the applicant's engineer performed calculations of the stone driveway versus a paved driveway and the result was a stone driveway was .8cfs and a paved driveway was .88cfs for the hundred year storm. It is the opinion of the applicant's engineer and the Board's engineer that the difference between these two conditions is de minimus and therefore, the proposed drainage design is not necessary. The applicant will install a concrete driveway with curbing with no specific stormwater management provisions.

5. The applicant's engineer testified that the elimination of the permeable paver section in construction of the concrete driveway will not cause negative downstream or neighbor property impacts.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of Borough of Highlands on this 13 day of September, 2012, that the action of the Board taken on August 9, 2012, granting Application No. PB 2012-2 Minor Site Plan approval is hereby memorialized as follows:

The application is granted subject to the following conditions:

1. The installation of the driveway shall take place in strict conformance with the testimony, plans and drawing which have been submitted to the Board with this application.
2. Payment of all fees, costs, escrows due or to become due.
3. Subject to all other applicable, rules, regulations, ordinances and statutes of the Borough of Highlands, County of Monmouth, State of New Jersey or any other jurisdiction.

BE IT FURTHER RESOLVED that the Board secretary is hereby authorized to send a certified copy of this Resolution to the Applicant and to the Township Clerk, Engineer, Attorney and Tax Assessor, and shall make same available to all other interested parties.

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

ROLL CALL:

AYES: Mr. Mullen, Mr. Schoellner, Ms. Peterson, Mr. Redmond, Mr. Hill

NAYES: None

ABSTAIN: Mr. Stockton, Mr. Colby

DATE: September 13, 2012

Carolyn Cummins, Board Secretary

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Borough of Highlands Planning Board, Monmouth County, New Jersey, at a public hearing meeting held on September 13, 2012.

**Secretary
Borough of Highlands Planning Board**