

Mayor Nolan offered the following Resolution and moved its adoption:

**RESOLUTION
BOROUGH OF HIGHLANDS PLANNING BOARD
FINDINGS OF REVIEW OF ORDINANCE O-13-25
ZONING ORDINANCE AMENDMENTS**

WHEREAS, the Mayor and Council of the Borough of Highlands authorized the Planning Board to undertake a review of proposed Borough Ordinance O-13-25, 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 review of the proposed amendment on September 12, 2013; and

WHEREAS, the Board received comments from Board Members, the Board Engineer, the Board Planner and Attorney and various members of the public, which comments were limited to the new amendments to Ordinance 0-13-16, which Ordinance was reviewed in detail by the Board at a public hearing on August 8, 2013. The new issues presented to the Board for review were the Steep Slope Protection for any development within the Zone and the maximum height of any proposed structure within the Zone.

NOW, THEREFORE BE IT RESOLVED, by the Planning Board of the Borough of Highlands that it hereby makes the following findings and recommendations with regard to the proposed Ordinance amendments to the Mayor and Council:

a. The Board finds that the proposed amendments are consistent with the Borough Master Plan.

b. The Board requests that the Governing Body clarify and limit the maximum height of any structure within the Zone to 120 feet (10 stories) whether or not said structure includes any parking or accessory structure within the residential structure.

c. Since proposed Ordinance 0-13-25 is basically the same as Ordinance 0-13-16, previously reviewed by this Board on August 8, 2013, with the exception of the two issues presented above, this Board recommends that the record from both hearings of this Board be considered by the Mayor and Council when reviewing these recommendations.

d. The prior Resolution adopted by this Board for the review of Ordinance 0-13-16 is hereby adopted in full as part of this Resolution and is annexed hereto and made a part hereof. This Board hereby requests that the Mayor and Council consider both resolutions when reviewing the actions of this Board on the proposed amendments.

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. Gallagher and adopted on the following roll call vote:

ROLL CALL:

AYES: Mayor Nolan, Mr. Gallagher, Mr. Hill, Mr. Redmond, Mr. Colby,
Mr. Britton, Mr. Danzeisen, Mr. Korn, Mr. Stockton

NAYES: None

ABSTAIN: None

DATE: September 12, 2013.

CAROLYN CUMMINS, BOARD SECRETARY