

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

**RESOLUTION**  
**Borough Of Highlands Planning Board Review And Recommendations For**  
**Proposed Ordinance No. 0-14-33, Amending The Zoning Ordinances Of The**  
**Borough Of Highlands**

WHEREAS, the Mayor and Council of the Borough of Highlands authorized the Planning Board by resolution to undertake a review of potential zoning ordinance amendments that will amend Section 21-86, of the Borough Zoning Ordinance pertaining to existing bungalow colonies; 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 November 13, 2014; and

WHEREAS, the Board received comments on the proposed amendments from members of the public and the members of the Board; and

WHEREAS, the Board discussed the proposed amendments at the aforementioned hearing pursuant to the requirements of the aforementioned statutes.

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 proposed amendment(s) are consistent with the Master Plan of the Borough of Highlands.
2. The Board recommends that a clearly defined definition of the term “bungalow colony” be created within the zoning ordinances of the Borough.
3. The Board recommends that a certificate of occupancy be required for seasonal rentals.
4. The Board recommends that section 4.b.(2) (e) of the proposed amended ordinance be modified to exempt from the site plan requirement any application that is filed to elevate a structure to mitigate a flood issue.

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.

**Roll Call Vote:**

Ayes: Mayor Nolan, Mr. Hill, Mr. Redmond, Mr. Colby, Mr. Britton,  
Mr. Korn, Mr. Francy, Mr. Stockton

Nays: None

Abstain: None

November 13, 2014.

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Carolyn Cummins, Board Secretary

I certify this to be a true copy of a Resolution adopted by the Borough of Highlands  
Planning Board on November 13, 2014.

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Board Secretary