

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

RESOLUTION APPROVING THE BULK VARIANCE APPLICATION  
OF STEPHEN COREN & SUSAN FLANNERY FOR BLOCK 97, LOT  
11; 3 CENTRAL AVENUE, BOROUGH OF HIGHLANDS, NEW  
JERSEY

WHEREAS, the applicants are the owners of the above captioned property that is located in the R-2.03 Zone; and

WHEREAS, the applicants propose to demolish the existing residence located on the property that was severely damaged by hurricane Sandy and construct a new single family residence. The subject lot is 2,500 square feet where 5,000 square feet is required by the applicable Borough Zoning Ordinance provisions; and

WHEREAS, all jurisdictional requirements have been met and proper notice has been given pursuant to 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 July 14, 2016; and

WHEREAS, the proposed new single family residence will require the following bulk or "c" variances:

1. The proposed front yard setback will be 8.33 feet where 20/13 feet is required.
2. The proposed side yard setback will be 6.25/3 feet where 8 feet is required.
3. The proposed building lot coverage will be 30% where the maximum permitted is 38.85%.
4. The proposed side setback for the 2<sup>nd</sup> story rear deck is 3 feet where 8 feet is required.
5. The proposed front setback for the 2<sup>nd</sup> story front deck is 8.33 feet where 20 feet is required.
6. The proposed side setback for the 2<sup>nd</sup> story front deck is 3 feet where 8 feet is required.
7. The existing lot area is 2,500 square feet where 5,000 feet is required; and

WHEREAS, the makes the following factual findings:

1. The proposed house will be situated at the optimum location on the lot insofar as the existing conditions permit.
2. The variances are necessitated by the existing lot area.
3. No land can be purchased by the applicants that would help abate the necessity for the variances.

4. The proposed setbacks will be substantially consistent with the setbacks in the immediate area around the subject property.
5. The variances are related to the existing size and shape of the subject property; and

WHEREAS, the Board determined that the relief requested by the applicants is reasonable and can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and zoning ordinance of the Borough of Highlands; and

WHEREAS, the Board after considering the testimony of the applicants and their licensed architect, Lawrence Borgus and exhibits has found the requested variances to be acceptable with conditions.

NOW THEREFORE BE IT RESOLVED by the Land Use Board of the Borough of Highlands that the application for the aforementioned variances from the Zoning Ordinances of the Borough of Highlands for the subject property is approved contingent on the following conditions being met;

1. All testimony, evidence and representations made by the applicants and their witness are incorporated herein.
2. Taxes, fees and escrow accounts shall be current.
3. The applicant shall comply with all of the comments and outstanding conditions set forth in the Board Engineer's letter dated July 7, 2016, which letter is incorporated herein in full by reference thereto.
4. The applicant shall obtain all outside agency approval as set forth on page 4 of the above referenced letter.
5. The applicants will submit architectural plans that are signed and sealed by the applicant's architect consistent with the testimony at the hearing by the applicants and their witness and the approval hereby granted by this Board.

Seconded by James Fox and adopted on the following roll call vote:

Ayes: All in attendance

Nays: None

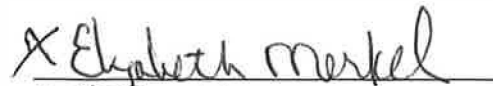
Abstain: None

August 11, 2016.

X Edybeth Markel  
Acting Board Secretary

Andrew Stockton  
Andrew Stockton, Board Chairman

I certify this to be a true copy of a written Resolution adopted by the Land Use Board of the Borough of Highlands on August 11, 2016.

  
Acting Board Secretary

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