

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

RESOLUTION APPROVING THE MINOR SUBDIVISION APPLICATION OF  
STEVE JACKSON & MANUEL OCASIO FOR 1 MATTHEW STREET (BLOCK 109,  
LOT 8) & 3 MATTHEW STREET (BLOCK 109, LOT 9), HIGHLANDS, NEW  
JERSEY

WHEREAS, the applicants referred to above are the owners of the above mentioned lots, that are located in the R-2.03 Zone; and

WHEREAS, the applicants have applied for a two (2) lot Minor Subdivision. The applicants propose to reconfigure the existing lot lines and subdivide the property into two new conforming residential lots. Both new lots will conform to the applicable Borough Zoning and development ordinance requirements. The applicants intend to construct a single family dwelling on each lot in the future; and

WHEREAS, all jurisdictional requirements have been met pursuant to the requirements of 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 June 9, 2016; and

WHEREAS, the Board considered the testimony of Steve Jackson and Ray Carpenter, a licensed professional engineer in the State of New Jersey; and

WHEREAS, the applicant submitted into evidence a subdivision plan, dated May 12, 2015, in support of the application prepared by Ray Carpenter and a series of photographs of the subject property; and

WHEREAS, the Board after considering the evidence and testimony presented by the applicant, his witness and the interested citizens if any has made the following findings of fact and conclusions based thereon:

1. The property is located in the R-2.03 Zone.
2. The new lots will be in compliance with the applicable bulk and minor subdivision requirements of the Borough Zoning and development ordinances.
3. The applicant will comply with the outstanding conditions if any, set forth in the project review letter prepared by T&M Associates dated June 2, 2016, which is incorporated herein in full.
4. The applicant will comply with Board imposed conditions set forth hereinafter; and

WHEREAS, the Board determined that the relief requested by the applicant can be granted without any detriment to the public good and without any impairment to the intent and purpose of the zone plan and zoning ordinance of the Borough of Highlands; and

WHEREAS, the Board after considering the testimony and exhibits has found the proposed minor subdivision plan to be acceptable with conditions.

NOW THEREFORE BE IT RESOLVED by the Land Use Board of the Borough of Highlands that the application for a two lot minor subdivision is approved contingent upon the following conditions being met;

1. All testimony, evidence and representations made by the applicant and its witnesses are incorporated herein.
2. Taxes, fees and escrow accounts shall be current.
3. The applicant will adhere to the findings of fact set forth above.
4. The applicant will comply with the conditions set forth in the project review letter prepared by T & M Associates dated June 2, 2016.
5. The subdivision will be perfected by a filed map, which map must be submitted to the Board Engineer and Attorney for review and approval and must further be recorded within the time provided within the Municipal Land Use Law.
6. The applicant will revise the subdivision map to include a new sewer easement 10 feet in width as represented by the witnesses at the public hearing of this matter. The easement must be submitted to T & M Associates for their review and approval.

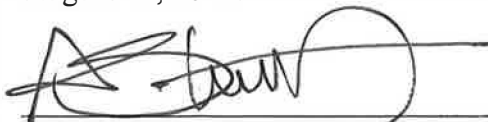
Seconded by Doug Card and adopted on the following roll call vote:

Ayes: All in attendance

Nays: None

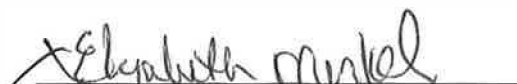
Abstain: None

August 11, 2016.

  
Andrew Stockton, Board Chairman

  
Acting Board Secretary

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

  
Acting Board Secretary