

**Borough of Highlands
Public Notice**

Please take notice that following Ordinance published herewith was introduced and passed upon first reading at a meeting of the Borough Council of the Borough of Highlands, New Jersey, held on August 21, 2013. It will be further considered for final passage after public hearing thereon at a meeting of said Borough Council to be held at the Highlands Elementary School located at 360 Navesink Avenue, Highlands on September 18, 2013 at 8:00 p.m. and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at no cost at the Clerk's Office to the members of the general public who shall request the same. The Clerk's office is located at 42 Shore Drive, Highlands, NJ 07732.

**BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH
ORDINANCE NO. O-13-18**

**AN ORDINANCE OF THE BOROUGH OF HIGHLANDS IN THE
COUNTY OF MONMOUTH AND STATE OF NEW JERSEY,
AMENDING CHAPTER 21 ZONING AND LAND USE REGULATIONS, OF THE GENERAL
ORDINANCES OF THE BOROUGH OF HIGHLANDS CONCERNING SETBACK REQUIREMENTS
FOR HOUSE LIFTING AS A RESULT OF HURRICAN SANDY**

WHEREAS, the Legislature of the State of New Jersey has in N.J.S.A. 40:48-1, et seq. delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety and general welfare of its citizenry; and

WHEREAS, by Ordinance O-13-02, the Borough amended the definition of "Variance" to assist residents in rebuilding homes damaged by Hurricane Sandy, which provided for three-foot setbacks from any property line; and

WHEREAS, the Zoning Officer has recommended that the Borough limit the setback requirements to side and rear property lines.

NOW THEREFORE BE IT ORDAINED, by the Governing Body of the Borough of Highlands, the County of Monmouth, in the State of New Jersey, as follows:

Section 1. Chapter 21, Part 1, Article II, Section 8, "Definitions" shall be amended to add the Following (bold/underscore is new section):

VARIANCE - A grant of relief from the requirements of this chapter that permits construction in a manner that would otherwise be prohibited by this Chapter. Applications for

relief from the requirements of this Chapter shall not be required for repair or reconstruction of a building, including nonconforming buildings, provided that building was damaged between October 29, 2012 and October 31, 2012, and the reconstruction and/or repair arises out of the damage occurring between October 29, 2012 and October 31, 2012. A nonconforming building may only be repaired or rehabilitated to the same size on the same footprint, provided however, that the structure may be modified to conform with the requirements of Part 7, Flood Regulations. Notwithstanding the foregoing, ingress and egress stairs, ramps and landings shall provide a three (3) foot setback from any side or rear property line.

Section 2. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.

Section 3. REPEALER. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

Section 4. EFFECTIVE DATE. This Ordinance shall take effect after final passage as provided by law.

Carolyn Cummins
Borough Clerk