

**Borough of Highlands
Zoning Board of Adjustment
Regular Meeting
May 6, 2010**

Mr. Mullen called the meeting to order at 7:31 p.m.

Mr. Mullen asked all to stand for the Pledge of Allegiance.

Mr. Mullen made the following statement: As per requirement of P.L. 1975, Chapter 231. Notice is hereby given that this is a Regular Meeting of the Borough of Highlands Zoning Board of Adjustment and all requirements have been met. Notice has been transmitted to the Two River Times and the Asbury Park Press. Notice has been posted on the public bulletin board.

ROLL CALL:

**Present: Mr. Braswell, Ms. Ryan, Mr. Anthony, Mr. Britton, Mr. Mullen,
Ms. Tierney, Mr. Kutosh**

Late Arrival: Mr. Gallagher arrived at 7:34 p.m.

**Also Present: Carolyn Cummins, Board Secretary
Gregory Baxter, Esq., Board Attorney
Joseph May, P.E, Board Engineer**

**ZB#2009-6 Sendowski, Oren
Block 43 Lot 6 – 30 Shrewsbury Avenue
Request for Postponement of P.H. to June 3rd**

Present: Martin McGann, Esq., Applicants Attorney

Mr. Mullen stated that the board received a letter requesting a postponement of this hearing to the June 3, 2010 meeting.

Mr. McGann explained that they are revising the plans to reduce the variances and hope to have them ready for June.

Mr. Mullen advised Mr. McGann to get an updated Zoning Review from the Zoning Officer.

Mr. Kutosh offered a motion to schedule this matter for a public hearing on June 3, 2010, seconded by Ms. Ryan and approved on the following roll call vote:

ROLL CALL:

**AYES: Mr. Braswell, Ms. Ryan, Mr. Anthony, Mr. Britton, Ms. Tierney,
Mr. Kutosh, Mr. Mullen**

NAYES: None

ABSTAIN: None

The board scheduled this hearing to follow the Parzych hearing due to amount of postponements.

**ZB#2010-1 Parzych, Edna Ann
Block 61 Lot 13.011 – 216 Navesink Avenue
Application Review & Set P.H. Date**

**Present: Martin McGann, Esq.
Robert Gorsky, A.I.A.**

The Board reviewed the application and the following was stated:

1. The applicant is to incorporate the Zoning Chart into the plans.
2. An area map should be provided on the plan.
3. The existing back deck, the setbacks do not add up so applicant needs to correct.
4. The board wants to see the impact that the proposed will have on surrounding structures.
5. The applicant should bring photographs of the subject and surrounding sites to the hearing.
6. Show the structure on lot 13.021, 12.03 and the next one.

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7. The applicant must give idea of relative change in grade, where deck is and where relative structures are.
8. The board is requesting that the first floor door needs clarification because of location below grade.
9. Need to show where the second unit entrance is.
10. Because this is a two-family this is an expansion of a non-conforming use so the applicant needs to notice for a "d" variance.
11. Provide Certificates of Occupancies.
12. Show distance between the two structures.

Mr. Braswell offered a motion to schedule this matter for a public hearing on June 3, 2010, seconded by Ms. Ryan and approved on the following roll call vote:

ROLL CALL:

AYES: Mr. Braswell, Ms. Ryan, Mr. Anthony, Mr. Gallagher, Mr. Britton,
Ms. Tierney, Mr. Mullen
NAYES: None
ABSTAIN: None

Approval of Resolutions:

Ms. Tierney offered the following Resolution and moved on its adoption:

**RESOLUTION
AMENDING BOARD ENGINEERS CONTRACT**

WHEREAS, on January 7, 2010 the Borough of Highlands Zoning Board of Adjustment appointed Joseph May, P.E. as the Board Engineer for the calendar year 2010; and

WHEREAS, at the time Mr. May was appointed by the Board he was employed with the firm of CMX, Inc.

WHEREAS, on February 4, 2010 the Zoning Board adopted a Resolution approving the Board Engineer Contract for 2010 for Joseph May, P.E. of CMX, Inc.; and

WHEREAS, the firm of CMX, Inc. has recently gone out of business and it is the desire of the Board that Joseph May, P.E. continue being the Board Engineer for the calendar year 2010; and

WHEREAS, Joseph May is now employed with firm of East Point Engineering, LLC, 22 Meridian Road, Suite 3, Eatontown, N.J. 07724.

NOW, THEREFORE BE IT RESOLVED by the Borough of Highlands Zoning Board of Adjustment that the Board Engineers 2010 contract is hereby amended as attached for Joseph May, P.E. of East Point Engineering, Inc.

BE IT FURTHER RESOLVED that the Board Chairman and Secretary are hereby authorized to execute the attached contract for Professional Engineering Services to be provided by Joseph May, P.E., of East Point Engineering, Inc.

Seconded by Mr. Anthony and adopted on the following roll call vote:

ROLL CALL:

AYES: Mr. Braswell, Ms. Ryan, Mr. Anthony, Mr. Gallagher, Mr. Britton,
Ms. Tierney, Mr. Mullen
NAYES: None
ABSTAIN: None

Approval of Minutes:

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Mr. Mullen offered a motion and moved on the approval of the April 1, 2010 Zoning Board Meeting Minutes, seconded by Mr. Kutosh and the following were all in favor:

AYES: Mr. Braswell, Mr. Gallagher, Mr. Kutosh, Mr. Mullen

Ms. Tierney offered a motion to adjourn the meeting, seconded by Ms. Ryan and all were in favor.

The meeting adjourned at 7:59 p.m.

CAROLYN CUMMINS, BOARD SECRETARY