

**Borough of Highlands  
Zoning Board of Adjustment  
Regular Meeting  
December 6, 2012**

**Meeting Location: Highlands Elementary School, 360, Navesink Ave, Highlands, NJ**

**Note: This meeting was NOT electronically recorded.**

Mr. Braswell called the meeting to order at 7:34 P.M.

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

Mrs. Cummins read 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 posted on the public bulletin board and transmitted to the Asbury Park Press and the Two River Time.

**ROLL CALL:**

**Present:** Ms. Ryan, Mr. Fox, Mr. Britton, Mr. Kutosh, Mr. Gallagher, Mr. Braswell

**Late Arrival:** Ms. Maresca arrived at 7:44 P.M.

**Absent:** Mr. Knox, Mr. Cervantes,

**Also Present:** Carolyn Cummins, Board Secretary  
Greg Baxter, Esq., Board Attorney

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**ZB#2012-4 Two Rivers Construction  
Block 56 Lot 8 - Private Road  
Request to Postpone Public Hearing to the January 3<sup>rd</sup> Meeting**

Mr. Gallagher offered a motion to approve the postponement request from applicant, seconded by Mr. Kutosh and approved on the following roll call vote:

**ROLL CALL:**

**AYES:** Ms. Ryan, Mr. Fox, Mr. Britton, Mr. Kutosh, Mr. Gallagher, Mr. Braswell

**NAYES:** None

**ABSTAIN:** None

The public hearing for Two Rivers Construction has been carried to the January 3, 2012 Meeting.

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**ZB#2012-5 Camco Resources, Inc.  
Block 66 Lots 12-13.01 – 62 Fifth Street  
Application Review & Set P.H. Date**

**Present:** Andrew Camron  
Tom Galante  
John Vincenti, P.E.

The Zoning Board reviewed the application documents and the following was stated:

1. The applicant needs to be represented by an Attorney at the Public Hearing.
2. This application requires use and bulk variances.
3. Applicants Attorney shall provide the board with old resolutions for the subject site. The Resolutions are to be provided at least 10-days prior to the hearing.
4. The Zoning Denial is blank will deal with use variance first.
5. The applicant must serve public notice.
6. The applicant will have a Court Reporter at hearings.

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Mr. Gallagher offered a motion to schedule this application for a public hearing at the January 3, 2013 meeting. Seconded by Mr. Britton and approved on the following roll call vote:

**ROLL CALL:**

**AYES:** Ms. Ryan, Mr. Fox, Mr. Britton, Mr. Kutosh, Mr. Gallagher, Mr. Braswell, Ms. Maresca  
**NAYES:** None  
**ABSTAIN:** None

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**ZB#2012-3 Sandpiper Condo Assoc.  
RE: Block 100 Lot 27 – 326 Shore Drive Sandpiper  
Resolution Accepting Withdrawal of Appeal of Zoning Officers Decision**

**Present:** None

Mr. Baxter stated that there is a glitch with the resolution. He received call from Attorney for Seastreak and there is a misunderstanding between both parties on the resolution agreement. Mr. McGann's position has issue with language in the Resolution. If the tiki bar is reopened only wants to be required to Zoning Officers approval. Sandpiper Attorney disagrees which he further explained. Mr. McGann sent letter today expressing opposition to language in Resolution and he doubts that Sandpiper would agree with changes. He recommends to carry hearing till both Attorneys come to some sort of agreement.

Mr. Gallagher offered a motion to adjourn the public hearing to the February Meeting without the need for further notice. Seconded by Mr. Britton and approved on the following roll call vote:

**ROLL CALL:**

**AYES:** Ms. Ryan, Mr. Fox, Mr. Britton, Mr. Kutosh, Mr. Gallagher, Ms. Maresca  
**NAYES:** None  
**ABSTAIN:** Mr. Braswell has conflict of interest.

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**Approval of Minutes:**

**Ms. Ryan offered a motion to approve the October 4, 2012 Meeting Minutes. Seconded by Mr. Fox and approved on the following roll call vote:**

**ROLL CALL:**

**AYES:** Ms. Ryan, Mr. Fox, Mr. Britton, Mr. Kutosh, Mr. Gallagher, Mr. Braswell, Ms. Maresca  
**NAYES:** None  
**ABSTAIN:** None

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**Communications:**

Ms. Ryan gave farewell speech.