



JOHN H. ALLGAIR, PE, PP, LS (1983-2001)  
DAVID J. SAMUEL, PE, PP, CME  
JOHN J. STEFANI, PE, LS, PP, CME  
JAY B. CORNELL, PE, PP, CME  
MICHAEL J. McCLELLAND, PE, PP, CME  
GREGORY R. VALES, PE, PP, CME

TIMOTHY W. GILLEN, PE, PP, CME  
BRUCE M. KOCH, PE, PP, CME  
LOUIS J. PLOSKONKA, PE, CME  
TREVOR J. TAYLOR, PE, PP, CME  
BEHRAM TURAN, PE, LSRP  
LAURA J. NEUMANN, PE, PP  
DOUGLAS ROHMEYER, PE, CFM, CME  
ROBERT J. RUSSO, PE, PP, CME  
JOHN J. HESS, PE, PP, CME

July 23, 2020

**Sent via Electronic & Regular Mail**

Monmouth County Division of Planning  
Community Development Office  
Hall of Records Annex  
One East Main Street  
Freehold, NJ 07728-1255

Attn: Tracy Winrow

**Re: Community Development Block Grant Application – FY 2021  
CDBG Pedestrian Improvements to Marine Place West  
Borough of Highlands, Monmouth County, New Jersey  
Our File No. HHI0003.01**

Dear Ms. Winrow:

Enclosed please find three (3) copies of the completed Fiscal Year 2021 Community Development Block Grant Application package, including all required supplementary items. The application was prepared and is being submitted on behalf of Highlands Borough, and was completed in accordance with the application guidelines.

Should you have any questions or require any additional information, please do not hesitate to contact this office.

Very truly yours,

**CME Associates**

Drew E. Pavlick, PE, PP, CME, CFM  
For the Firm

DEP

Enclosures

cc: Kim Gonzales – Borough Administrator  
Laura Kirby – Monmouth County

**COUNTY OF MONMOUTH**

**FY2021 COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION:**

**BOROUGH OF HIGHLANDS**

**PEDESTRIAN IMPROVEMENTS TO MARINE PLACE WEST**

## **BOROUGH OF HIGHLANDS**

### **PEDESTRIAN IMPROVEMENTS TO MARINE PLACE WEST**

- Application
- Application Narratives
- Proof of Advertisement
- Public Hearing Minutes
- CDBG Census Map
- Location Map
- Aerial Map
- USGS Topographic Map
- Zone Map
- Tax Maps
- Project Site Photographs
- Project Cost Estimate
- Project Schedule



Community Development Block Grant  
Project Funding Application  
Fiscal Year 2021  
Municipal Applicants

**Applicant Information**

Municipality: Borough of Highlands Mayor: Carolyn Broullon  
Address: 42 Shore Drive  
City/State: Highlands, NJ Zip Code: 07732  
Phone: 732-291-4009 Fax Number: 732-872-0670  
E-mail Address: CBroullon@highlandsborough.org  
DUNS # 169064334 FED ID# 21-6000720

**Project Title:**

Pedestrian Improvements to Marine Place West

**CDBG Funds Requested:**

\$200,000.00  
Amount requested cannot exceed \$200,000.00

**Total Project Cost:**

\$494,200.00

## Project Contact

Person who will be Coordinating the Project

Name: Kim Gonzales Title: Borough Administrator

Address: 42 Shore Drive

City/State: Highlands, New Jersey Zip Code: 07732

Phone: 732-872-1224 x203 Fax Number: 732-872-0670

E-mail Address: Kgonzales@highlandsborough.org

## Certification

*I hereby certify that the information contained herein and attached hereto is accurate to the best of my knowledge.*

Name: Kim Gonzales

Title: Borough Administrator

Signature: 

Date: 7/21/20

## Resolution

Resolution attached authorizing the submission of a CDBG application.

☒ Yes ☐ No



BOROUGH OF  
HIGHLANDS COUNTY OF  
MONMOUTH

**Resolution 20-167**

**AUTHORIZING THE PREPARATION AND SUBMITTAL OF A COMMUNITY  
DEVELOPMENT BLOCK GRANT FUNDING APPLICATION FOR FISCAL YEAR  
2021**

**WHEREAS**, the Mayor and Borough Council recognize that Marine Place is in need of improvements; and

**WHEREAS**, the Mayor and Borough Council wish to submit an application for the Community Development Block Grant in order to help offset the costs of said improvements; and

**WHEREAS**, the Borough Administrator and Borough Engineer presented the concept to be included in the application at a public hearing which took place at the Council Meeting on June 17, 2020; and

**WHEREAS**, the Mayor and Borough Council recognize that the aforementioned proposed improvement project is in the best interest of the Borough of Highlands; and

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Highlands as follows:

1. The Borough Administrator is authorized to prepare and submit a Community Development Block Grant Application to the Monmouth County Community Development Office for the Marine Place Pedestrian Improvements project.
2. A copy of the within Resolution shall be forwarded to the Borough Administrator, Borough Attorney, the Municipal Finance Officer, and a copy shall be maintained in the office of the Borough Clerk for public inspection.

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
BRASWELL			X			
MAZZOLA			X			
RYAN			X			
VALKOS		X	X			
BROULLON	X		X			

I, Mathew Conlon, Municipal Clerk of the Borough of Highlands, in the County of Monmouth, State of New Jersey, hereby certify this to be a true copy of the action of the Governing Body, at its Council Meeting, held July 15, 2020.

  
Matthew Conlon, RMC  
Municipal Clerk

**Project Summary** Please limit to 500 words

(See instructions for populations meeting Low- and Mod- income standards, as specified by HUD.)

*Please see attached*

**Project Description** Describe how your project will benefit HUD defined eligible populations (Attach additional pages if necessary).

*Please see attached*

**Monmouth County Master Plan** How does your project further/support the Monmouth County Master Plan? (Be specific)

*Please see attached*

**Project Summary:**

The Borough of Highlands is seeking \$200,000 in funding from the Monmouth County 2021 Community Development Block Grant (CDBG) program for the construction of an elevated pedestrian walkway at the existing bulkhead along Marine Place West. The project includes the addition of handicap accessible ramps as well as bench, bike rack, and other amenities at one of the last unimproved public waterfront locations in the Borough. These improvements are expected to encourage tourism and recreation in the area and allow all residents an unobstructed view of Sandy Hook Bay and New York skyline.

The existing asphalt path is deteriorated, making it a danger to pedestrians, and the raised viewing platforms are only accessible by stairs. The Borough intends to elevate and rebuild the pedestrian walkway to make it compliant with current ADA regulations and so residents can see over the bulkhead. The photos attached to this application illustrate the lack of handicap accessible ramps, damage to the walkway, and the difficulty pedestrians have enjoying the view of the bay and skyline. An elevated walk would allow and encourage all residents to spend time in the area and exercise near the bay while working to increase tourism in the Borough with its new inviting appearance and scenic views.

The project aligns with the Borough's Master Plan and Reexamination reports, which highlight the need to maintain public access to the waterways for all residents, through exceptional design quality developments.

A cost estimate for this project has been developed and is included in this application. The total estimated construction cost is \$494,200 for a composite boardwalk structure. It should be noted that this design could be revised to include a different material for the decking or to consist of a raised concrete walkway with railing and similar amenities. Depending on funding commitments, the Borough may elect to construct this project in phases. The Borough is deeply committed to this project and intends to contribute municipal funding to see it constructed. Funding requested through this grant will enable the Borough to move forward with construction.



**Project Description:** Describe how your project will benefit HUD eligible populations

The project is located within a CDBG-eligible block group and will directly serve an eligible population through obvious improvements to safety and overall usability as previously discussed, as well as many secondary benefits, including:

- **Aesthetics** – A newly renovated walkway will allow residents to see over the raised bulkhead as well as mask its deteriorated appearance. Users will also have an improved view of the Sandy Hook Bay and the scenic New York skyline. Currently, both are barely visible due to the obstructive nature of the bulkhead.
- **Recreation** – The broken, cracked walkway lacking ADA access is not conducive to an environment that encourages the residents to come enjoy the bayside area. Post-renovation residents and tourists will be encouraged to come enjoy the area with friends and family. The addition of benches, bike racks, and other amenities are expected to increase the number of recreational users.
- **Health** – An elevated walkway on the water encourages passive and active recreation. Both are closely tied to health, including maintaining a healthy weight, reducing stress, risk of heart disease, stroke and diabetes.
- **Financial** – The new walkway will increase the value of adjacent and nearby homes as it will increase tourist and recreation activity. An additional benefit is the reduced hazards associated with riding bicycles in the area as it currently lacks a smooth consistent surface conducive to bike riding.
- **Community** – Increased pedestrian traffic is expected to promote positive community interaction among residents and neighbors.

**Monmouth County Master Plan:** How does your project further/support the Monmouth County Master Plan

The Outdoor Recreation Needs section of the Monmouth County Master Plan states “It is important to realize that the recreational opportunities will serve a variety of different individuals”. This recognition supports Americans with Disabilities, however the existing pedestrian walkway and access to the benches does not. For that reason the Master Plan aligns properly with the Borough’s vision for a new walkway on the waterfront.

Monmouth County Master Plan states in the General Goals and Objectives Section that one of their physical goals are “to meet the needs of the Borough with the creation of mixed use development of exceptional design quality, a waterfront destination for activity and relaxation”. It is clear in the master plan that the waterfront is of paramount important to the residents, and the proper preservation of the waterfront is key to maintaining the vision for open access waterfronts with exceptional design quality.

Some of the many strengths identified in the master plan are “Waterfront development planning on underutilized parcels”, “Public access to the waterfront”, and maintaining a “Magnificent view”. As previously discussed, handicapped residents are currently unable to access the waterfront and its view due to the lack of handicap accessible access. It is also important to note that the area is severely underutilized despite its prime waterfront location. For these reasons it is imperative, and in line with the Master Plan vision, to redevelop the area so all residents can enjoy it both visually and recreationally.

In a 2016 survey of residents in town, more than 75% of those that took the survey said they would enjoy the Boroughs parks and open space more if waterfront access was increased.

**Project Street Address and Site Information & Block & Lot**

- Location of project: Marine Place West  
Street Address: Opposite #13-21 Marine Place, Highlands, NJ
- Block# N/A Lot# N/A

NOTE: Location Map (Hagstrom, topographic, or other) and one copy of eligibility map with project location marked must be attached for your application to be considered complete.

**Improvements** Please list improvements you anticipate accomplishing (benefit to the clientele). Prioritize your list, keeping in mind that you may receive partial funding.

Improvement (with brief description if necessary)	Estimated Cost
Elevated walkway, including steps, handicap accessible ramps, handrail, and associated amenities	\$494,200.00

## Environmental Conditions

If the answer to any of the following questions is "yes", please provide an explanation.

Attach additional sheets if required.

- Will the project require or lead to a change in land use of the affected property?

No

- If yes, is a land use variance required by the Municipal Board?

- Will this project lead to the removal of material or architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons?

Yes - existing viewing platforms are not handicap accessible. Improvements will provide handicap accessible ramps.

- Is the site already owned by the applicant?

Yes - currently Borough right-of-way

- Does the project require approval by the Monmouth County Development Review Committee (i.e. is it located on a County Road)?

No

- Is the project located in a flood hazard area?

Yes - area is currently mapped as a VE-14 zone

- If yes, does the municipality participate in a National Flood Insurance program?

Yes

- Will the project impact historic structures or an archaeologically sensitive area?

No

- If yes, have you obtained section 106 Clearance from the state Historic Preservation Office?

- Are there existing structures on the site? If yes, give the age of the structure(s), and dates of any significant reconstruction.

No

- Are there any underground storage tanks (USTs) on the site? Does the site have any history of chemical pollution or contamination?

No

- If there are structures located on the site, will relocation be necessary?

No

- If there are structures located on the site, will demolition be necessary?

Yes - existing concrete viewing platforms will require demolition

- Is there a possibility of lead based paint on the structure? Has there ever been testing for the presence of lead based paint? If yes, please provide documentation

No

- Is there the possibility for asbestos on site? Has there ever been sampling for the presence of asbestos? If yes, please provide documentation

No

- Is the total impervious surface greater than 75% of the site? Will the project have any effect on the amount of impervious surface cover on the site?

Yes - existing sidewalk and viewing platforms

No - impervious surface area will remain constant

**Facility Type** Does your project require coordination with any outside municipal authority or corporation utility provider? If so, please provide name and contact information.

No

**Installations and Improvements**

Will this project (please answer "yes" or "no"):

- Replace existing facilities/services? No
- Install new facilities/services? Yes
- Upgrade/increase size of existing size of facilities/services? Yes

Please indicate below whether the project will need to make improvements in the following areas. If the answer is "Yes", please be specific:

- Storm Drainage : No
- Sanitary Sew Lines: No
- Water Lines: No

Will the project change the size or capacity of the utility lines by more than 20%?

☐ Yes ☒ No

If YES, please explain (e.g., linear feet or pipe size):

\_\_\_\_\_  
\_\_\_\_\_

If project entails building or parking lot construction or expansion, briefly explain how storm water will be managed:

N/A  
\_\_\_\_\_

Please indication whether any of the following pertain to your project and how:

- Building Construction or expansion:

N/A  
\_\_\_\_\_

- If yes, please indicate the approximate square footage of project site:

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- Installation of parking lots:

No

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- Installation of sanitary and/or storm sewer lines (or an upgrade that will increase capacity):

No

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## State and Regional Permits and Certifications

Please indicate those that apply to this project, and the current status.

	Don't Need	Need	Status
CAFRA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Statewide General Freshwater Wetland Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Open Water Fill Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Individual Freshwater Wetlands Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Transition Area Waiver or Averaging Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Stream Encroachment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water Diversion	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Soil Erosion and Sediment Certificate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not yet submitted
Air Pollution Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Waterfront Development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Discharge Prevention & Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Underground Storage Tank (UST)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Dam Repair/Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Realty Improvement Sewerage & Facilities Certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
NJPDES Permit (Surface Waters)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
NJPDES Permit (Groundwater)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sewer Extension/construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sewer Connection Exemption	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water Quality Certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Solid Waste Facility Registration	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Disruption of Solid Waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Recycling Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Hazardous Waste Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
ISRA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water Diversion (surface)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water Diversion (Groundwater)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water Lowering Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Well Drilling Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Potable Water Facility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Green Acres Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Access Driveway Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Drainage Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Highway Advertising Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Outdoor Advertising Permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
D&R Canal Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Delaware River Basin Commission Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

\* Under Status, please indicate: Not yet submitted, pending, granted, conditionally approved, denied, LOI requested



Any additional permits or certifications not listed above (and status):

N/A

If no permits or certificates pertain to this project, please indicate below:

No additional permits are expected to be required

### Construction Schedule

Please complete and attach additional pages if necessary:

- Are plans and specification for the project completed? No
- Estimated time frame for construction (start of construction to completion): 45 days

### Non-CDBG Funding Resources.

Please indicate any funding outside the CDBG grant that will be used for this project.

CATEGORY	SOURCE	AMOUNT \$	WRITTEN COMMITMENT *	
			YES	NO
Federal (Non-CDBG)				
State				
County				
Local				
Other				

\*if yes, please attach written letter of commitment or letter of intent.

Has funding for this project been denied by any other agencies? (If so, provide the name of the agency and reason for rejection of funding.)

No

### Current CDBG Projects

Please indicate any in progress CDBG funded projects.

Project Number	Outstanding Balance (as of ____20__ )	Anticipated Completion Date	Exempt under Project Eligibility Rule #4?	
			Yes	No

\*\*\*IF FINAL VOUCHER WITH SUPPORTING DOCUMENTATION IS NOT SUBMITTED BY 4:30 PM ON AUGUST 31,2020, THEN YOU WILL NOT BE ELIGIBLE TO PRESENT BEFORE THE COMMITTEE.\*\*\*

### CDBG Funding History

Please list CDBG Funding History for the last ten (10) years.

Year	Amount of CDBG Funding Received
Fiscal Year 2009	
Fiscal Year 2010	\$183,603.00
Fiscal Year 2011	
Fiscal Year 2012	
Fiscal Year 2013	\$178,077.00
Fiscal Year 2014	
Fiscal Year 2015	
Fiscal Year 2016	\$146,286.00
Fiscal Year 2017	
Fiscal Year 2018	
Fiscal Year 2019	\$130,926.00

**Public Hearing**

Date	Time	Location	Minutes Attached?	
			Yes	No
06/17/20	8:00 P.M.	Virtual due to EO-107	x	

Check the Appropriate Statements:

- ☒ Comments from the public are attached  
☐ No comments from the public  
☐ No members of the public present

I, Matthew Conlon,  
(Name of Municipal Clerk)

do hereby certify that the Public Hearing listed  
above was held in accordance with existing CDBG  
regulations.

07-22-2020  
Date

  
Signature Municipal Clerk

Place  
Required  
**Seal**  
Here

**AFFIDAVIT OF PUBLICATION**

**STATE OF WISCONSIN**

**Brown County**

Personally appeared Jessie

Of the **Asbury Park Press**, a newspaper printed in Freehold, New Jersey and published in Neptune, in the State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 time(s), once in each issue as follows:

6/5/2020 **A.D 2020**

*Vicky Felty*

Notary Public, State of Wisconsin, County of Brown

*9-19-21*

My commission expires



# NOTICE

On Wednesday, June 17, 2020 at 8:00 P.M. the Borough of Highlands will conduct a virtual public meeting via a video conference. The access link will be available on the Borough website (<http://www.highlandsborough.org/hnj/>). The Borough Council will discuss the contents of an application to be submitted to the Monmouth County Office of Community Development.

The public is invited to attend and participate. If you wish to attend and require a sign language interpreter (voice, TTD and ITY), you can contact the Borough of Highlands by calling (732) 872-1224.

## Pavlick, Drew

---

**From:** noreply@salesforce.com on behalf of Kevin Perrotti <kperrotti@gannettnj.com>  
**Sent:** Wednesday, June 03, 2020 4:31 PM  
**To:** ganlegpubnotices@gannett.com; Pavlick, Drew  
**Cc:** hfay@njpressmedia.com; applegals@gannett.com  
**Subject:** RE: FW: Display Advertisement for Friday 6.5 Asbury Park Press  
**Attachments:** AP-5000872660.pdf

*Order # 5000872660*

Good Afternoon Drew-

The total cost to run the attached notice in the 6/5/20 edition of the Asbury Park Press is \$85.40. Please let me know as soon as possible if the ad copy is approved.

Thank you,

***Kevin Perrotti***

***Account Coordinator, SMB***



ref:\_00DE0J6ks.\_5002S1BXD4O:ref

# BOROUGH OF HIGHLANDS, N. J.

INCORPORATED 1900

42 SHORE DRIVE  
07732  
COUNTY OF MONMOUTH

732-872-1224 PH  
732-872-0670 FX

WW.HIGHLANDSBOROUGH.ORG



CAROLYN BROULLON  
MAYOR

KIMBERLY GONZALES  
ADMINISTRATOR

MATTHEW CONLON, RMC  
BOROUGH CLERK

July 22, 2020

**Certified Statement of the Municipal Clerk as to Public Comments  
during the June 17, 2020 Open Public Meeting and CDBG Hearing.**

The following Public Comments were made during the hearing:

Trisha Rivera of 31 Waterwitch Avenue indicated that the bulkhead needs to be repaired and is rusty and that a family member of hers was injured on the bulkhead recently. She further indicated that Marine Park needs "sprucing up." She also indicated she would like to see the arts council get involved to show public art.

Ms. Kim Skorka of Shore Drive inquired if this was a matching grant or not. Mr. Pavlick indicated that it was not. Ms. Skorka asked if this was the portion closer to Snug Harbor. Mr. Pavlick indicated that it was and that it was the North West Portion. Ms. Skorka stated she loved the project but had concerns about putting money into the project without knowing about any major infrastructure issues with sinkholes and the Bulkhead itself.

Councilmember Valkos inquired during the public portion if any testing had been done on the Bulkhead.

Administrator Gonzales indicated that maintenance had been performed but there are some metal areas pitted and there may be some areas that need to be improved.

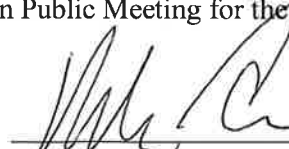
Councilmember Mazzola asked about the cost of repairs that may be necessary. Administrator Gonzales indicated that it depends on the scope of the repairs and that costs could vary widely to repair the bulkhead.

Councilmember Valkos asked if this money could be used for that. Engineer Rohrmeyer indicated that he recommended separating the repairs from the scope of the work and that CDBG monies were for quality of life enhancements for pedestrian access etc. If it were to rise to the level of a Capital Improvement then it would be a different scope contemplated. For now, we would have to assess the wall thickness to see if the wall needs to be updated or replaced. A replacement would have to be an 18 to 24 inch wall replacement.

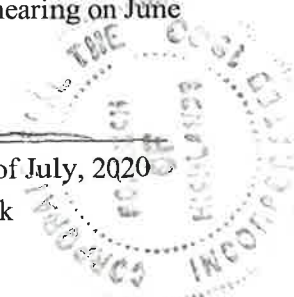
Trisha Rivera inquired of the Engineer as to whether concreting the side of the wall is an option. Engineer Rohrmeyer indicated that it would have to be looked into. Putting concrete against the current wall might accelerate the deterioration without the proper rehabilitation work.

Mayor Broullon asked if there were any further comments from the Public. Mayor Broullon made a second call. Seeing none the CDBG Grant hearing was closed.

This is a true and correct copy of the public comment at the Open Public Meeting for the CDBG Grant hearing on June 17, 2020.

  
Under my hand and seal this 22<sup>nd</sup> day of July, 2020

Matthew Conlon, RMC, Borough Clerk  
Borough of Highlands, New Jersey



**June 17, 2020 – 8:00 PM**  
**Borough of Highlands**  
**Community Center**  
**22 Snug Harbor Avenue**  
**Highlands, NJ 07732**

**Public Hearing held at Borough Council Meeting for FY 2021 CDBG Grant**

Borough Clerk Matthew Conlon opening the public hearing for the CDBG application. Drew Pavlick (CME Associates) introduced the grant program and discussed the project selection process. The proposed project was described as the construction of an elevated walkway / boardwalk along Marine Place West including railings, benches, bike racks, and other amenities.

Councilman Braswell was in favor of the idea and added that parking may be necessary as well since it will become a popular tourists and residential destination. Mr. Pavlick stated that on-street parking with proper striping and signage could be implemented. Councilwoman Mazzola inquired how much of the boardwalk would be covered by the CDBG's maximum allowable grant of \$200,000. It was determined by Drew that the grant would cover a large percentage of the cost, and CME associates can work with the borough on an allotted budget from Highlands Borough.

**Open Up to Public for Questions**

Resident Trisha Rivera inquired if improvements to the bulkhead can be made on account of its extensive deterioration.

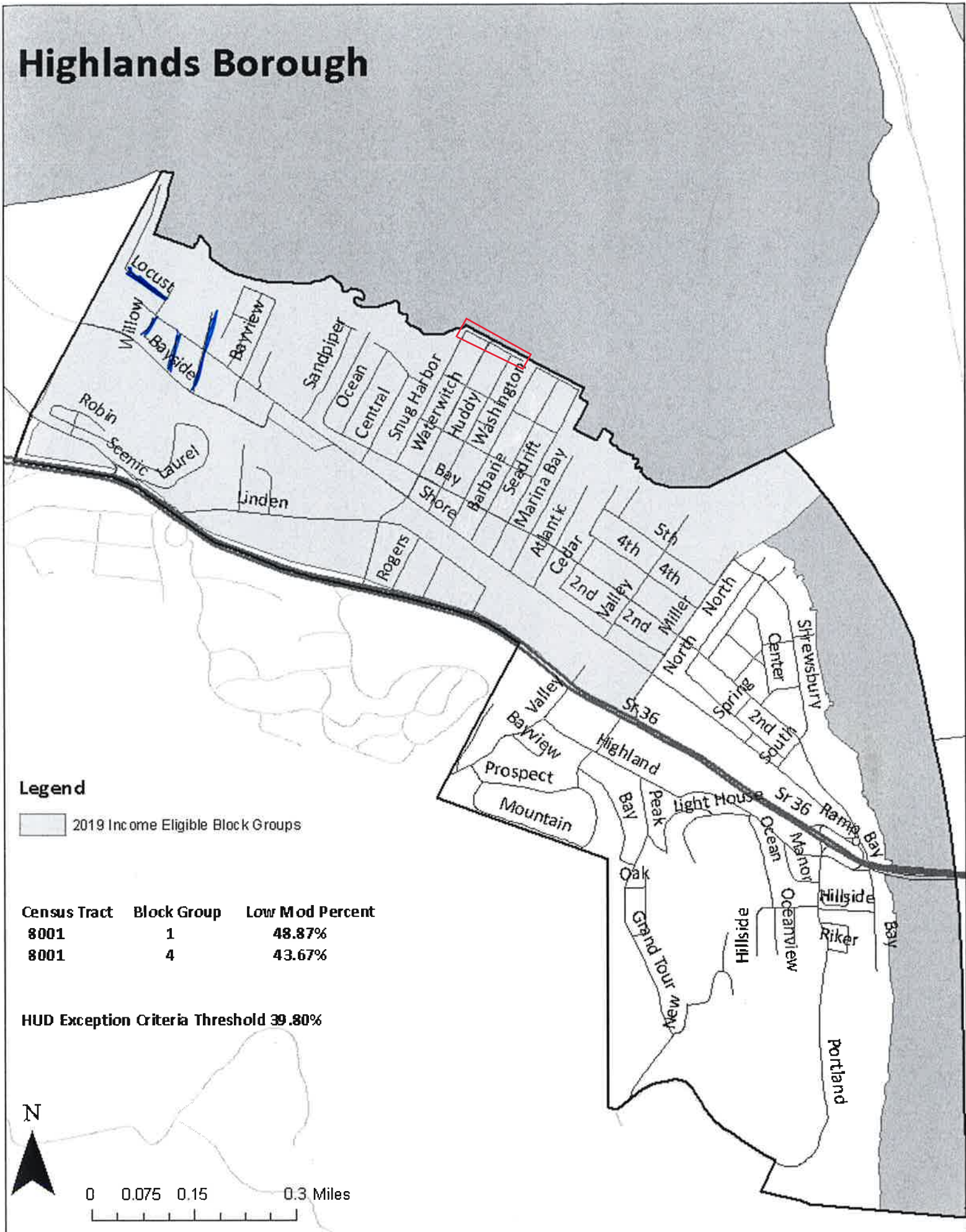
Resident Kim Skorka asked if this was a matching grant, and was given an explanation as to how the CDBG grant will be funding with the possibility of additional funding from the borough.

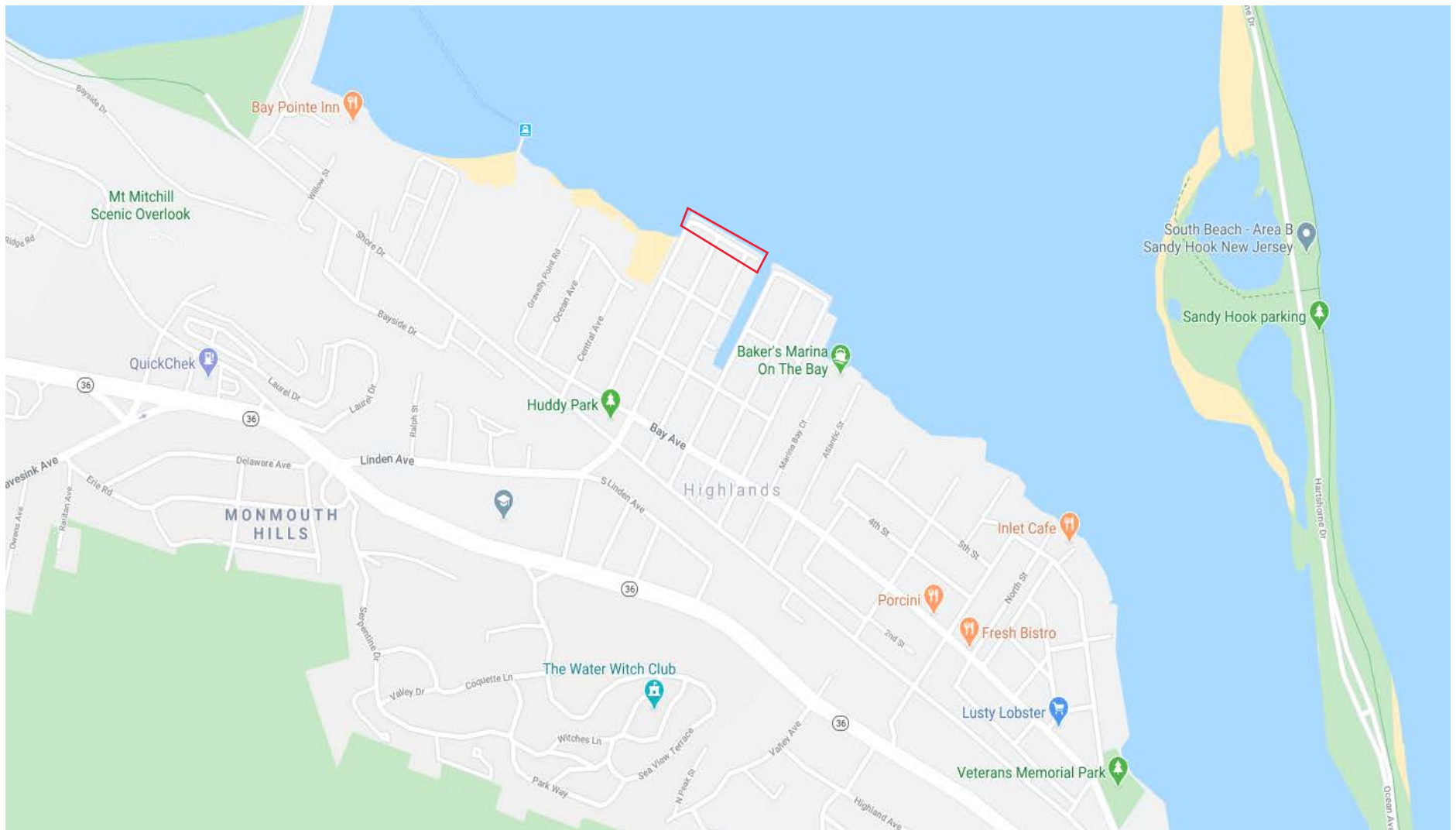
Councilman Valkos asked if structural testing of the bulkhead had ever been performed and acknowledged the aesthetic concerns. Borough Administrator Kim Gonzalez expressed that they intend to get quotes for improvements to the bulkhead structure and that the Borough will consider improvements and additional funding if they decide to implement bulkhead improvements. Councilwoman Mazzola inquired about the cost of said bulkhead improvements. Borough Engineer Doug Rohmeyer explained that the bulkhead improvements would be best implemented as a separate project. Mr. Rohmeyer also responded to a question from Councilman Valkos regarding how work done would be planned such that if bulkhead improvements were necessary they would not interfere or require destruction of the proposed pedestrian walkway.

Hearing Concluded



# Highlands Borough

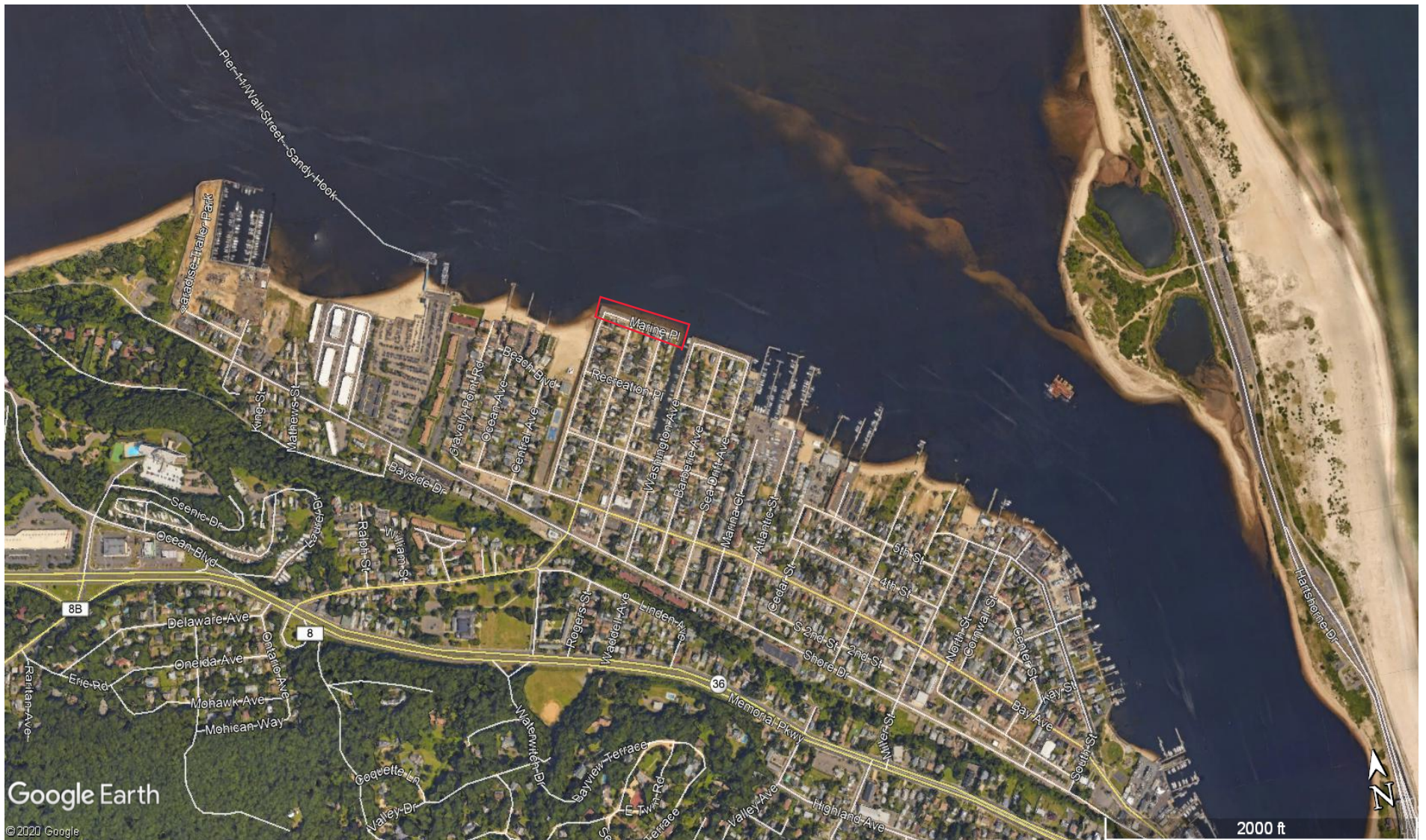




Location Map – Borough of Highlands

FY2021 CDBG Application





Aerial Map – Borough of Highlands

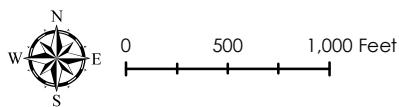
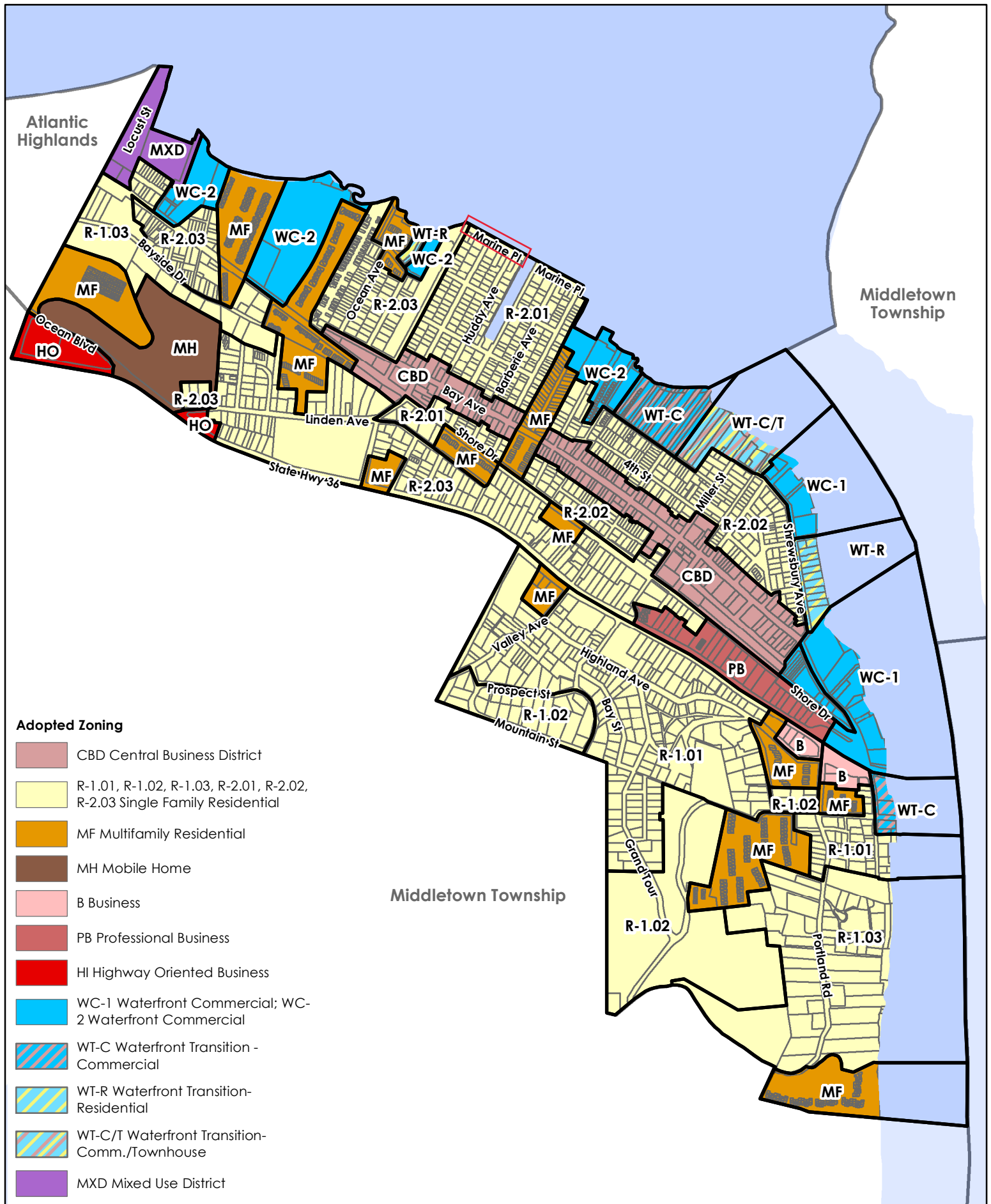
FY2021 CDBG Application





USGS Topographic Map – Borough of Highlands

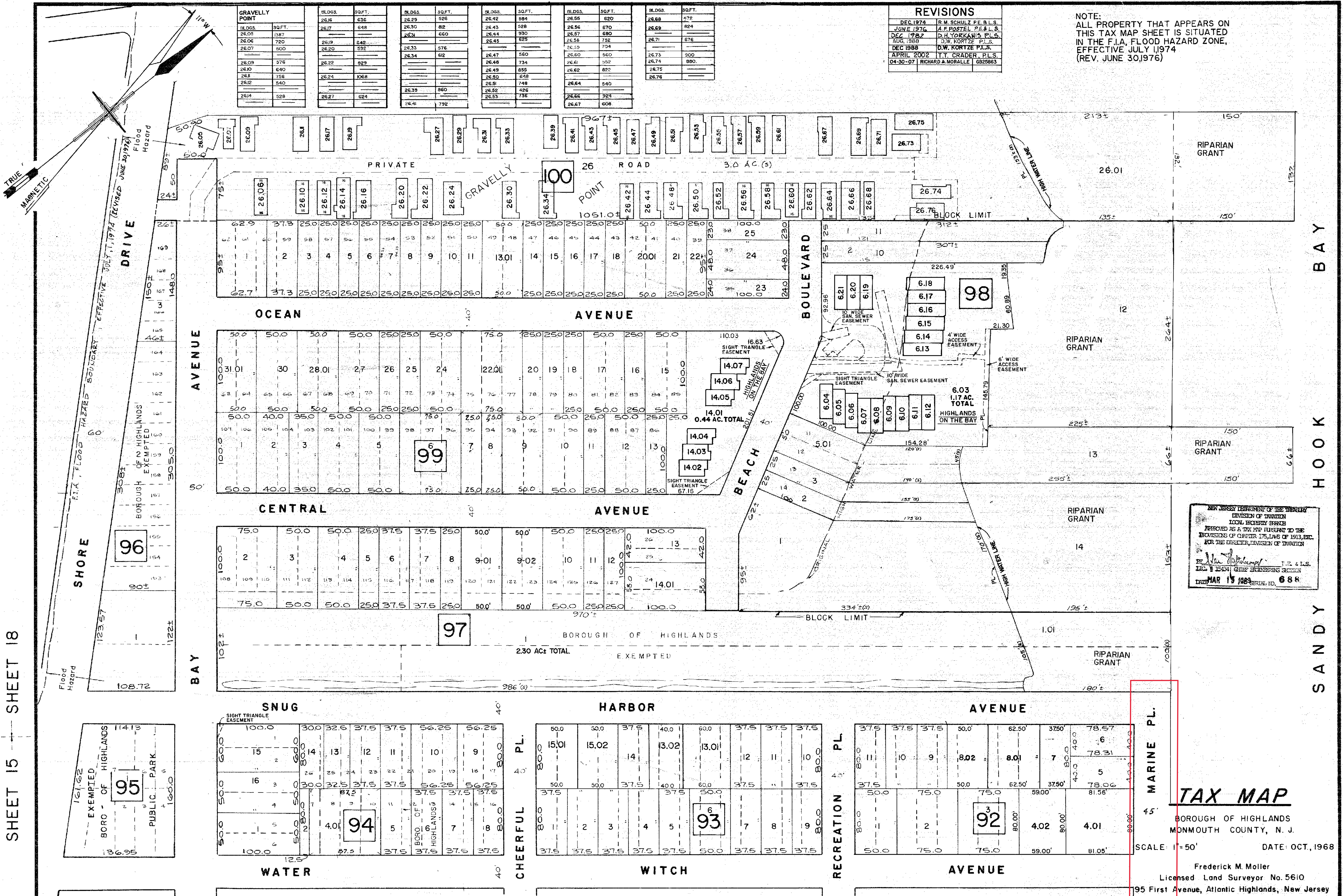
FY2021 CDBG Application



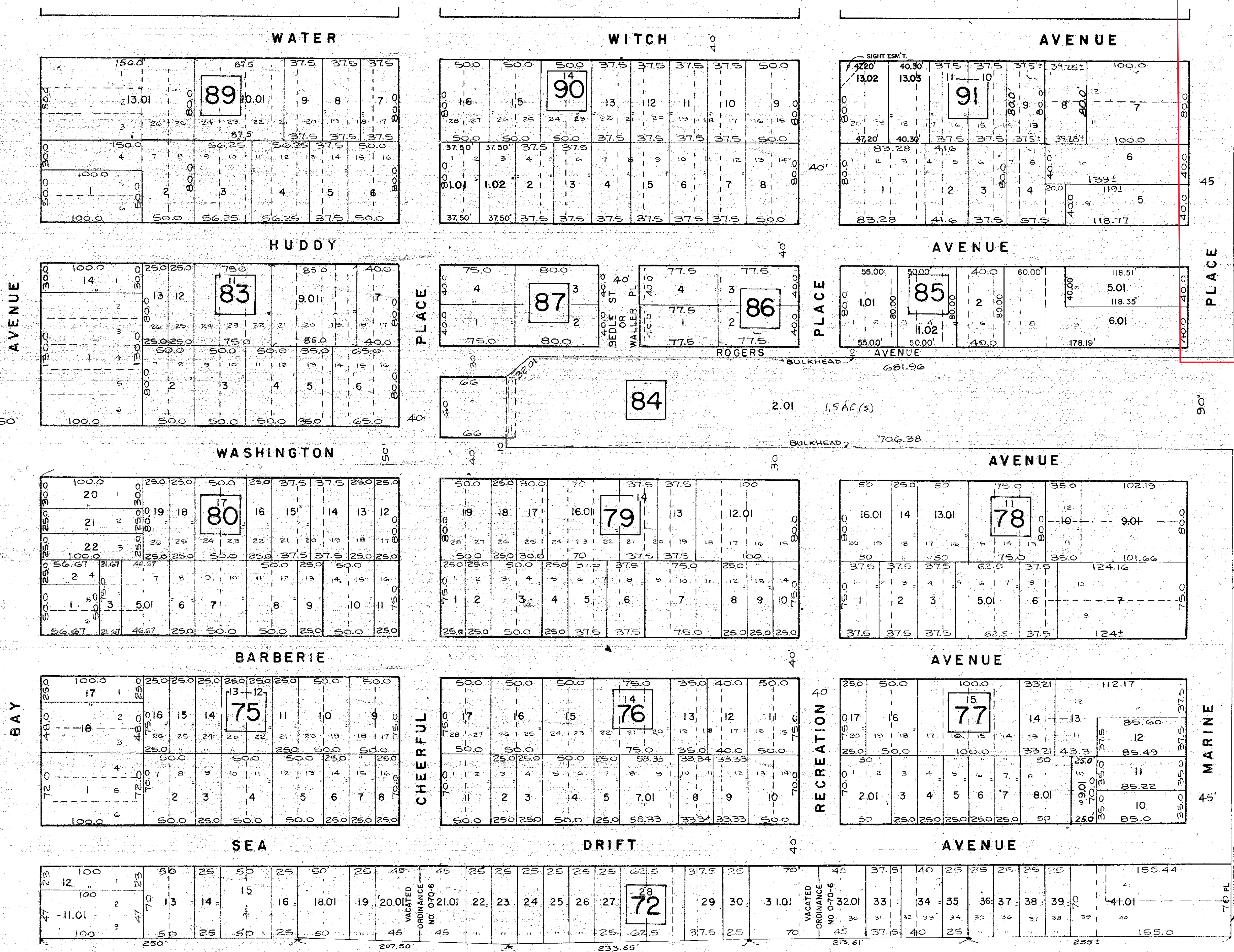
Source: NJOGIS, NJGIN, NJDEP, NJDOT

# Zoning Map Highlands Borough, New Jersey









NOTE:  
ALL PROPERTY THAT APPEARS ON  
THIS TAX MAP SHEET IS SITUATED  
IN THE F.I.A. FLOOD HAZARD ZONE,  
EFFECTIVE JULY 1, 1974.  
(REV. JUNE 30, 1976.)

NEW JERSEY DEPARTMENT OF THE TREASURY  
DIVISION OF TAXATION  
LOCAL PROPERTY TAX  
APPROVED AS A TAX MAP PURSUANT TO THE  
PROVISIONS OF CHAPTER 175, LAWS OF 1913, ETC.  
FOR THE DIRECTOR, DIVISION OF TAXATION  
FREDERICK M. MOLLER, P.E. & L.S.  
L.S. # 15434 CHIEF ENGINEERING SECTION  
JAN 15 1989 SERIAL NO. 688

TAX MAP

BOROUGH OF HIGHLANDS  
MONMOUTH COUNTY, N.J.

SCALE: 1"=50' DATE: OCT, 1968

Frederick M. Moller  
Licensed Land Surveyor No. 5610  
95 First Avenue, Atlantic Highlands, New Jersey

REVISIONS	
DEC. 1974	R.M. SCHULZ P.E. & L.S.
JUNE 1976	A.F. POSTEL P.E. & L.S.
DEC. 1982	D. HYORKANS P.L.S.
AUG. 1988	D.W. KORTZE P.L.S.
DEC. 1988	D.W. KORTZE P.L.S.
SEPT. 1992	F.L. TRAFFORD P.L.S.
APRIL 2002	T.T. CRADER P.L.S.
04-30-07 RICHARD A. MORALLE 6825865	

NEW JERSEY DEPARTMENT OF THE TREASURY  
DIVISION OF TAXATION  
PUBLIC UTILITY TAX BUREAU  
APPROVED AS A TAX MAP PURSUANT TO THE  
PROVISIONS OF CHAPTER 175, LAWS OF 1913, ETC.  
FOR THE DIRECTOR, DIVISION OF TAXATION  
FREDERICK M. MOLLER, P.E. & L.S.  
L.S. # 15434 CHIEF ENGINEERING SECTION  
DEC 2 1968 SERIAL NO. 464



**Marine Place Existing Walkway**



**Marine Place Existing Walkway**





**Snug Harbor Ave - Marine Place Intersection**



**Marine Place Existing Crosswalk**





**Snug Harbor Ave - Marine Place Intersection**



**Marine Place East Corner Elevated Lookout**



**Marine Place – Huddy Ave Lookout**



**MARINE PLACE ELEVATED WALKWAY  
BOROUGH OF HIGHLANDS  
PRELIMINARY PROJECT COST ESTIMATE**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
1	Mobilization, Demobilization, Site Preparation	1	LS	\$15,000.00	\$15,000.00
2	Composite ADA Ramp	360	SF	\$65.00	\$23,400.00
3	Composite Stairway	2	UN	\$2,000.00	\$4,000.00
4	Composite Decking, including sub-structure	4770	SF	\$65.00	\$310,050.00
5	Guard Rail	530	LF	\$25.00	\$13,250.00
6	Bike Rack	3	UN	\$2,500.00	\$7,500.00
7	Decorative Bench	5	UN	\$2,500.00	\$12,500.00
8	Trash Receptacles	4	UN	\$1,000.00	\$4,000.00
9	Bait Cleaning Station	2	UN	\$2,500.00	\$5,000.00
10	Landscaping	1	LS	\$10,000.00	\$10,000.00
11	Pedestrian Lighting	1	LS	\$25,000.00	\$25,000.00

<b>RAW CONSTRUCTION COST:</b>	<b>\$429,700.00</b>
<b>15% CONSTRUCTION CONTINGENCIES:</b>	<b>\$64,455.00</b>
<b>PRELIMINARY PROJECT TOTAL:</b>	<b>\$494,155.00</b>
<b>SAY:</b>	<b>\$494,200.00</b>

FY 2021 CDBG PEDESTRIAN IMPROVEMENTS TO MARINE PLACE WEST  
BOROUGH OF HIGHLANDS  
PROJECT SCHEDULE

Action	Duration	Start Date	Completion Date
Advertise Public Hearing	12 days	6/5/2020	6/17/2020
County Preapp Conference	1 day	6/15/2020	6/15/2020
Hold Public Hearing	1 day	6/17/2020	6/17/2020
Prepare Application	5 weeks	6/17/2020	7/24/2020
Submit Application	1 day	7/24/2020	7/24/2020
Conduct Presentation	1 day	9/9/2020	9/9/2020
Survey Site & Prepare Basemap	4 weeks	1/4/2021	2/1/2021
Prepare Construction Plans	12 weeks	2/1/2021	4/26/2021
Borough & CDBG Review	2 weeks	4/26/2021	5/10/2021
Finalize Plans	2 weeks	5/10/2021	5/24/2021
Advertise for Bid	10 days	5/24/2021	6/8/2021
Receive Bids	1 day	6/8/2021	6/8/2021
Review Bids	1 week	6/8/2021	6/16/2021
Award Contract at Council Meeting	1 day	6/16/2021	6/16/2021
Contract Preparation / Bond Review / Preconstruction meeting	3 weeks	6/16/2021	7/7/2021
Construction Phase Services (Substantial Completion 45 days)	30 days	7/7/2021	8/21/2021
Construction Phase Services (Final Completion 60 days) - Punch List Work	15 days	8/21/2021	9/5/2021
Project Close Out/Final Payment Estimate	15 days	9/5/2021	9/20/2021