

**Borough of Highlands**  
**Planning Board (Land Use Board)**  
**Regular Meeting**  
**March 14th, 2018**

***Meeting Location: Robert D. Wilson Memorial Community Center, 22 Snug Harbor Ave, Highlands NJ.***

Mr. Stockton called the meeting to order at 7:30 pm.

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

***Mr. Stockton 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 Planning Board (Land Use Board) and all the requirements have been met. Notice has been transmitted to the Asbury Park Press and the Two River Times. Notice has been posted on the public bulletin board.***

***Roll Call:***

Present: Mr. O'Neil, Mr. Burton, Mr. Braswell, Mr. Nolan, Mr. Francy, Mr. Knox, Mr. Colby, Mr. Gallagher, Mr. Stockton, Mr. Lee, Mr. Montecalvo,

Absent: None

***Open for Public Comments:*** None

***Motion for adjournment and any other motions:*** None

***Applications scheduled for completeness review:*** None

***New Business:***

***2018-01 Arjika Properties, 228 Bay Ave – Bulk Variance to cover front porch.*** Mr. Ruby stated that he is proposing to build a covered porch on the subject property just like the one at 226 Bay Ave. He had been in front of the Board for the adjacent property few months ago and is seeking a Bulk Variance for exceeding the allowable building coverage (33% allowed, 36% is proposed).

Mr. Nolan made a motion to approve the application, seconded Mr. Konx.

***Roll Call:***

AYE: Mr. O'Neil, Mr. Burton, Mr. Braswell, Mr. Nolan, Mr. Francy, Mr. Gallagher, Mr. Stockton, Mr. Lee, Mr. Montecalvo,

ABST: Mr. Knox, Mr. Colby,

NAY: None

***2018-02 Ruby, 7 Marine Pl – Minor Subdivision. Bulk Variance to construct three, single family dwellings on newly created lots.***

The Applicant's legal notice was not advertised in a timely matter; therefore, the application was carried to April 11th meeting with a new notice.

Mr. Nolan made a motion to approve the application, seconded Mr. Konx.

**Roll Call:**

AYE: Mr. O'Neil, Mr. Burton, Mr. Braswell, Mr. Nolan, Mr. Francy, Mr. Knox, Mr. Colby, Mr. Gallagher, Mr. Stockton, Mr. Lee, Mr. Montecalvo,

NAY: None

**Ordinance O-18-01 An Ordinance Amending Chapter 21 of the Borough Code Concerning Revisions to the CBD Zone and Deletion of the B-1 and B-2 Overlay Districts.**

The Board has missed the deadline to act on proposed changes; therefore, the Council has acted on adopting the Ordinance. The only comment was that Bay Ave should have been added to an area in need of redevelopment.

**Approval of Resolutions:** None

**Unfinished or Adjourned Hearings:** None

**Hearings on New Business:** None

**Action of any Other Business:** Discussion on a Seastreak

A discussion took place on the limit on number, and the capacity, of the passengers allowed on Seastreak. There have been complaints that the boat gets "overcrowded" which can have devastating results if it capsized. In addition, there is an insufficient amount of parking spaces for such large number of passengers. Those that do not have a spot in Seastrak's parking lots, park their cars on the streets limiting the number of parking spots for the nearby residents. In some cases, the resident's driveways are block until the passenger returns. As a result, lots of complains are being received by the police department on daily basis. The Board suggested that a resolution of the original approvals should be provided to the Zoning Officer to the compliance review. If the business had expended, beyond the original approvals, it should be brought back to the Board for an amendment or a new application. Thus, the matter should be handled by the Zoning Department and findings reported back to the Board.

Motion to leave a spot on the April's 11th agenda for the SmokeNmirrors DBA WindAnSea, 56 Shrewsbury Ave made by Mr. Nolan, seconded by Mr. Knox.

**Roll Call:**

AYE: Mr. O'Neil, Mr. Burton, Mr. Nolan, Mr. Knox, Mr. Gallagher, Mr. Montecalvo,

ABST: Mr. Braswell, Mr. Francy, Mr. Colby, Mr. Stockton, Mr. Lee.

NAY: None

**Approval of the Minutes of February 14, 2018**

Mr. Francy made a motion to approve the minutes, seconded by Mr. Nolan.

**Roll Call:**

AYE: Mr. O'Neil, Mr. Nolan, Mr. Francy, Mr. Knox, Mr. Colby, Mr. Gallagher, Mr. Stockton, Mr. Lee, Mr. Mntecalvo.

ABST: Mr. Burton, Mr. Braswell,

**Communication and Vouchers:** None

**Adjournment:**

Mr. Francy offered the motion for an adjournment, seconded by Mr. Nolan. All

were in favor.

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Kathy Burgess, Board Secretary