

**BOROUGH OF HIGHLANDS, N. J.**  
INCORPORATED 1900

171 BAY AVENUE  
07732

COUNTY OF  
MONMOUTH

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HISTORIC "TWIN LIGHTS"

RICK O'NEIL  
MAYOR

BRIAN J. GEOGHEGAN  
ADMINISTRATOR

KATHY BURGESS  
PLANNING BOARD  
(LAND USE) SECRETARY

**PLANNING BOARD (LAND USE BOARD)  
REGULAR MEETING AGENDA  
WEDNESDAY, SEPTEMBER 13TH, 2017  
7:30 P.M.**

**MEETING LOCATION: Community Center, 22 Snug Harbor Avenue, Highlands**

**As per requirement, notice is hereby given that this is a Regular Meeting of the Borough of Highlands Planning Board (Land Use Board) and all 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. Formal Action will be taken.**

- (1) Call to Order
- (2) Pledge to Flag
- (3) Open Public Meeting Statement
- (4) Roll Call
- (5) Open For Public Comments
- (6) Motions for adjournment and any other Motions: None
- (7) Applications scheduled for completeness review:
  1. **2017-12 Our Lady of Perpetual Help, 141 Navesink Ave** – Preliminary and Site Plan Approval with Variances to reconfigure the rectory and part of property for a parking lot.

(8) New Business:

1. **Michael & Lilibeth Napolitano, 180 Navesink Ave** - Appeal of the Zoning Officer's decision of having the applicant submit a Variance application for a new single family dwelling.
2. **2017-06 Navesink Avenue Properties LLC, 187 Navesink Ave** – Preliminary & Final Site Plan, Use “d” Variance, and Bulk Variance to demolish existing structure and construct one building, containing ten apartments.
3. **2017-09 Ken Ruby Jr. Enterprises INC, 34 North St** – Minor Subdivision and Bulk Variance to construct two Single Family Dwellings.
4. **Steve Jackson/Manuel Ocasio** – (Approved) Extension of a timeframe within which to perfect the Minor Subdivision.
5. **2017-11 Freglette, 210 Bay Ave** – Use Variance, Site Plan, and Variance Approval to construct three (3) story residential building with parking for six cars (off the street) at grade level.
6. **RFP's to select the Planner** - Formal action may be taken by the Board selecting the Planner.

(9) Approval of Resolutions:

1. **Michael & Jacklyn Walsh, 57 Shrewsbury Ave** – Appeal of the Zoning Officer's decision of having the applicant submit a Variance application for a new single family dwelling.
2. **2017-07 Chris Ruby, 226 Bay Ave** – Bulk Variance to build a covered porch on the front of the house.
3. **2017-08 Chris Ruby, 61 Fourth Street** – Bulk Variance to build a covered porch on the front of the house.

(10) Unfinished or Adjourned Hearings: None

(11) Hearings on New Business: None

(12) Action of Any Other Business:

(13) Approval of Minutes:

- June 14 th,

(14) Communication and Vouchers: None

(15) Adjournment