

**Borough of Highlands**  
**Planning Board (Land Use Board)**  
**Regular Meeting**  
**December 13th, 2017**

***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. Stockton, Mr. Braswell, Mr. Francy, Mr. Gallagher, Mr. Knox, Mr. Nolan, Mr. Lee,

**Absent:** Mr. O'Neil, Mr. Card, Mr. Colby, Ms. Ryan,

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

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

***Applications scheduled for competes review:***

**2017-13 SmokeNmirrors DBA WindAnSea, 56 Shrewsbury Ave** – Minor Site Plan Approval to change existing stairway to seating area. Mr. Lee stepped down at 7:35 pm. The applicant is making an amendment to previously approved site plan, and is proposing to take out the stairs cases and enclose the area with new windows to create additional sitting area. The Board asked few questions:

Q: Which stair case is going to be removed?

A: The response was that it is the stair case closest to the bulkhead area.

Q: Has the fire department signed it off, and is it per code?

A: The response was yes, it is. Sheet 1.10 provides the specs to increase the seating area. In addition, they will also continue/confirm leasing the lot for the parking with the township.

Q: Can you provide the change in square footage?

A: Yes, it increases by one hundred and thirty seven (137) square feet.

Mr. Gallagher offered a motion to deem the application compete and place it on January 10<sup>th</sup> agenda, seconded by Mr. Nolan.

***Roll Call Vote:***

AYE: Mr. Stockton, Mr. Francy, Mr. Gallagher, Mr. Knox, Mr. Nolan,

ABST: Mr. Braswell,

**2017-14 Catcherman LLC, 7 Seadrift Ave** – Bulk Variance to construct a new single family dwelling. Mr. Stockton stepped down at 7:44 pm and has left the meeting. Mr. Lee went back on a dais at 7:43 pm. The applicant is proposing to construct a single family dwelling on a small lot. The Board had asked some questions:

Q: Do you own the lot next door?

A: Yes, but the deed is in two different names.

Q: Was there a house on the lot?

A: Yes, but it was demolished before he purchased it at the auction.

Q: Can you change the plans to reflect the correct owner's name - Catcherman LLC?

A: Yes, I will.

Q: What are you proposing to construct?

A: A single family dwelling with four off street parking and a garage on a first floor. The proposed house will be in 20 feet in width.

Q: Is one of the setbacks 2 feet? Is that going to be an issue?

A: Yes, it is. The wall on that side will be fire rated.

Q: Can you provide a letter from a Fire Code Official to say that it's not an issue?

A: The house next door is three (3) feet off the property line, mine new house will have two (2) feet set back which will give us five (5) feet between the two houses.

Q: Will you provide a floor plan?

A: Yes, I will before the next meeting.

Mr. Gallagher offered a motion to deem the application compete and place it on January 10<sup>th</sup> agenda, seconded by Mr. Nolan.

**Roll Call Vote:**

AYE: Mr. Braswell, Mr. Francy, Mr. Gallagher, Mr. Knox, Mr. Nolan, Mr. Lee,

ABST: None,

**New Business: None.**

**Resolutions for Memorialization:**

**2017-06 Navesink Avenue Properties LLC, 187 Navesink Ave** – (Denied) Preliminary & Final Site Plan, Use "d" Variance, and Bulk Variance to demolish existing structure and construct one building, containing ten apartments.

Mr. Nolan made a motion to approve the resolution of denial, seconded by Mr. Francy.

**Roll Call Vote:**

AYE: Mr. Braswell, Mr. Francy, Mr. Gallagher, Mr. Knox, Mr. Nolan, Mr. Lee,

ABST: None,

**2017-09 Ken Ruby Jr. Enterprises INC, 34 North St** – (Approved) Minor Subdivision and Bulk Variance to construct two Single Family Dwellings.

Mr. Nolan made a motion to approve the resolution of denial, seconded by Mr. Francy.

**Roll Call Vote:**

AYE: Mr. Francy, Mr. Gallagher, Mr. Knox, Mr. Nolan, Mr. Lee,

ABST: Mr. Braswell,

Mr. Gallagher made a motion to hold a special meeting on January 31<sup>st</sup> for the Redevelopment Plan, seconded by Mr. Nolan.

**Roll Call Vote:**

AYE: Mr. Braswell, Mr. Francy, Mr. Gallagher, Mr. Knox, Mr. Nolan, Mr. Lee,

ABST: None,

***Adjournment:***

Mr. Nolan offered the motion for an adjournment, seconded by Mr. Gallagher. All were in favor.

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Kathy Burgess, Board Secretary