

Mr. Manrodt offered the following Resolution and moved on its adoption:

**RESOLUTION  
BOROUGH OF HIGHLANDS PLANNING BOARD**

**WHEREAS**, the Mayor and Council of the Borough of Highlands authorized the Planning Board by resolution to undertake a review of proposed Borough Ordinance 05-23, which Ordinance will amend the Borough Zoning and Land Use Ordinances; and

**WHEREAS**, the Municipal Land Use Act, i. e. N.J.S. 40:55D-26, requires that the Planning Board prepare and transmit a report back to the Governing Body; and

**WHEREAS**, said statute does further require that the report of the Planning Board shall include an identification of any provision or provisions set forth in the proposed ordinance amendment which is or are inconsistent with the Borough Master Plan and contain recommendations concerning those inconsistencies and any other matters as the Board deems appropriate; and

**WHEREAS**, the Board conducted a review of the proposed amendment on January 12, 2006; and

**WHEREAS**, the Board received comments both written and oral from Board members, the Board Engineer and Attorney and various members of the public and a revised draft amendment to the proposed ordinance prepared by a Board subcommittee and Martin P. Truscott, P.P., A.I.C.P., Planning Consultant from T & M Associates dated December 6, 2005.

**NOW, THEREFORE BE IT RESOLVED**, by the Planning Board of the Borough of Highlands that:

1. The Board recommends that the Mayor and Council consider incorporating the proposed amendments drafted on behalf of the Board subcommittee, which are annexed hereto and made a part hereof.
2. The Board acknowledges the public comments at the January 12, 2006 Planning Board meeting concerning the land use designation of the Locust Street area as Mixed Use in the Master Plan. The Board recommends that the Mayor and Council consider recognition of the Locust Street single family neighborhood in the proposed zoning amendment.
3. With the exception of the foregoing, the Board finds that the proposed ordinance is consistent with Borough Master Plan.

4. The Board also recommends that the Mayor and Council consider the written communications from various members of the public and their Legal Counsel which are annexed hereto and made a part hereof in their discussions of the proposed ordinance; and

**BE IT FURTHER RESOLVED** that the Board hereby directs the Board Secretary to transmit said findings to the Clerk of the Borough of Highlands pursuant to the Statute first mentioned above forthwith for consideration by the Mayor and Council of the Borough of Highlands.

Seconded by Mr. Urbanski and adopted on the following roll call vote:

**ROLL CALL:**

**AYES:** Mr. Manrodt, Mr. Kovic, Mr. Mullen, Mr. Urbanski, Mr. Schoellner,  
Mr. Gilson, Mr. Cefalo, Mr. Stockton

**NAYES:** None

**ABSTAIN:** None

**DATE:** February 9, 2006

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**CAROLYN CUMMINS, Board Secretary**

I hereby certify this to be a true copy of the Resolution adopted by the Borough of Highlands Planning Board on February 9, 2006.

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**BOARD SECRETARY**