

**Borough of Highlands  
Planning Board  
Regular Meeting  
April 10, 2008**

Mr. Stockton called the meeting to order at 7:43 P.M.

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

Mr. Stockton made 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 and all requirements have been met. Notice has been transmitted to the Courier, the Asbury Park Press and the Two River Times. Notice has been posted on the public bulletin board.

**ROLL CALL:**

**Present:** Mr. Manrodt, Mr. Kovic, Mr. Mullen, Mr. Bahrs, Mr. Cefalo, Mr. Nolan,  
Mr. Stockton, Mr. Harrison

**Absent:** Mr. O'Neil, Mayor Little

**Also Present:** Carolyn Cummins, Board Secretary  
Jack Serpico, Esq., Board Attorney  
Joseph Venezia, P.E., Acting Board Engineer

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**PB# 2007-4 Knox 400, LLC  
Block 108 Lot 2.01 - 460 Hwy 36  
Request for Stay of Proceedings**

**Present:** None

**Conflict:** Mr. Bahrs, Mr. Stockton

Mr. Serpico explained to the Board that the Board received a request for a stay of proceedings to address the concerns of Mr. Leckstein about if this case requires a use variance or not. He recommended that the board carry this to a specific date so that the applicant would not be required serve public notice again.

Mr. Manrodt offered a motion to carrying this matter to the May 15, 2008 meeting without the need for further public notice, seconded by Mr. Nolan and approved on the following roll call vote:

**ROLL CALL:**

**AYES:** Mr. Manrodt, Mr. Kovic, Mr. Mullen, Mr. Cefalo, Mr. Nolan

**NAYES:** None

**ABSTAIN:** None

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Mr. Serpico advised the public that this matter has been carried to the May 15, 2008 meeting and that no further public notice will be given.

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**PB#2008-1 Sandy Hook Developers, LLC  
Block 101 Lots 17.02, 27, 27.01  
Request for Postponement**

**Present:       None**

Mr. Serpico explained to the Board that he spoke with both Mr. Aikins and Mr. Eaton and the applicant is requesting a postponement of tonight's hearing to address the concerns of Mr. Eaton of the interpretation of area of tract of developable land which he further explained.

Mr. Mullen offered a motion to carry this matter to the May 15, 2008 meeting and that no further notice is required, seconded by Mr. Manrodt and approved on the following roll call vote:

**ROLL CALL:**

**AYES:           Mr. Manrodt, Mr. Kovic, Mr. Mullen, Mr. Bahrs, Mr. Cefalo,  
                  Mr. Nolan, Mr. Harrison, Mr. Stockton**

**NAYES:       None**

**ABSTAIN:     None**

Mr. Stockton advised the public that this matter has been carried to the May 15, 2008 Meeting and that there would be no further public notice.

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**PB#2008-2 Britton, Ryan  
Block 16 Lot 2.01 – 39 Grand Tour  
Application on New Business**

**Present:       Ryan Britton  
                  Martin Britton**

**Conflict:      Mr. Kovic, Mr. Mullen, Mr. Stockton all stepped down.**

Mr. Manrodt chaired this portion of the meeting.

The following documents were marked into evidence:

A-1:   One Page Subdivision Map dated 2/12/08 prepared by T. Santry.

Mr. Serpico stated that this is a two lot minor subdivision with no variances or waivers being requested and that no public notice was needed.

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Mr. Serpico swears in both Ryan and Martin Britton.

Mr. Ryan Britton stated the following during his testimony and response to questions from the board:

1. He is subdividing down the middle and creating two 50 by 100 foot lots.
2. He will be removing the existing home on the site.
3. He will possibly build two homes.
4. Setbacks – side yard he has 8 feet and 12 feet and 35 feet frontage and rear setbacks.
5. The homes will front on Grant Tour.
6. Off Street Parking – will comply with RSIS Standards.
7. Grading Plan – he will comply with T & M Report.
8. He will need to remove some trees for development and he will obtain the proper tree removal permits from the Borough.

Mr. Manrodt asked if there were any questions from the public for Mr. Britton but there were none. Mr. Manrodt closed the public portion on this matter.

Mr. Bahrs offered a motion to approve the application, seconded by Mr. Nolan and approved on the following roll call vote:

**ROLL CALL:**

**AYES:** Mr. Manrodt, Mr. Bahrs, Mr. Cefalo, Mr. Nolan, Mr. Harrison

**NAYES:** None

**ABSTAIN:** None

Mr. Kovic, Mr. Mullen and Mr. Stockton all returned to the meeting table.

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**Communications**

**New Flood Maps**

Mr. Manrodt explained that Middletown had a recent meeting and they added 1900 houses to the flood plain. The whole Bayshore Area is being updated. He also spoke about the new flood mapping for Highlands.

The Board had a discussion about the new flood mapping in this area.

Mr. Nolan offered a motion to adjourn the meeting, seconded by Mr. Manrodt and all were in favor.

The meeting adjourned at 8:10 P.M.

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**CAROLYN CUMMINS, BOARD SECRETARY**