

**Borough of Highlands
Planning Board
Regular Meeting
October 8, 2015**

Meeting Location: Highlands Elementary School, 360 Navesink Ave, Highlands, NJ 07732

Mr. Stockton called the meeting to order at 7:39 P.M.

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

Mrs. Cummins 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 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.

ROLL CALL:

Present: Mayor Nolan, Mr. Hill, Mr. Korn, Mr. Francy, Mr. Wells, Mr. Stockton

Absent: Mr. Redmond, Mr. Colby

**Also Present: Carolyn Cummins, Board Secretary
Jack Serpico, Esq., Board Attorney**

**PB#2015-4 Pulte Homes
Block 101 Lot 27.02 Shore Drive
Approval of Resolution**

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

**RESOLUTION OF THE BOROUGH OF HIGHLANDS PLANNING BOARD
Second Amendment to Preliminary and Final
Major Site Plan with Bulk Variances for Pulte Homes Inc., (successor to Navesink Capital
Partners, LLC)
Block 101, Lots 17.02, 27, 27.01, 30 and 30.02
Block 102, Lots 8 and 9
Borough of Highlands**

WHEREAS, the applicant Pulte Homes Inc. (successor to Navesink Capital Partners, LLC) has applied to the Borough of Highlands Planning Board for Second amendment to the Preliminary and Final Site Plan Approval and Bulk "c" Variance relief and Design Waivers previously approved Site Plan which was originally granted by way of Resolution adopted on March 13, 2014; and

WHEREAS, the applicant has complied with the public notice provisions as set forth in N.J.S.A. 40:55D – 12; and

WHEREAS, the Board has jurisdiction to hear this matter; and

WHEREAS, a public hearing was conducted before the Borough of Highlands Planning Board on September 30, 2015, for the purpose of hearing the Application of Pulte Homes Inc. for a second amendment to the approved Site Plan, Bulk "c" Variances and Design Waivers; and

WHEREAS, the Applicant was represented by James Mullen Esq.; and

WHEREAS, the Planning Board's experts were duly sworn to give testimony in this matter; and

WHEREAS, testimony was given by the applicant's professionals, Sean Savage, P.E., Paul Axelsen, Architect and Victor B Vandenkooy, Planner, setting forth reasons for the granting of the Amended Site Plan, Bulk Variances and Design Waivers; and

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WHEREAS, the applicant has requested the following amendments to the prior approvals for this project the substance of which is as follows:

1. Due to a minor change in design and the technical definition of building “height” in the Borough Ordinance, the applicant has requested minor height variances for a number of the structures to be located at the project. The identification of the structures and the height deviations are set forth in the Chart attached to the report issued for this project by Robert Keady, Board Engineer, dated September 3, 2015, which report and Chart are incorporated herein in full by reference thereto.
2. A design waiver to permit the applicant to install a combination of siding materials on the structures in addition to cedar shakes. Borough Ordinance Section 21-96.01.H.2, requires the installation of cedar shakes exclusively. The siding materials proposed by the applicant are set forth in the record of the hearing and include stone, vinyl and cedar shakes.
3. A design waiver to permit the applicant to remove front entrances from the Type C or Navesink units and have entrances located on the side of those units. The details of the request are set forth in the Keady report referred to above and adopted herein by reference thereto and the plans submitted into evidence at the hearing held on September 30, 2015, which are also incorporated herein in full by reference thereto; and

WHEREAS, the Board makes the following findings of fact and conclusions of law:

1. The Board accepts the testimony of the applicant’s witnesses as the basis for the grant of the height variances and the waivers mentioned above.
2. The applicant has demonstrated both the positive and negative criteria for the grant of the variances and design waivers.
3. The Board finds that relief requested is minimal in nature and presents a better project than originally approved by this Board.

Based on the above findings the Board concluded as a matter of law that the applicant is entitled to the variances and design waivers requested.

NOW THEREFORE BE IT RESOLVED that the board hereby grants the variances and waivers requested by the applicant subject to the applicant complying with Board imposed conditions hereinafter set forth as follows:

1. All conditions attached to the prior approvals for this project not specifically altered or amended by this approval shall remain in force and affect.
2. The applicant shall install “No Parking” area signage as indicated at the hearing which shall be submitted to the Board Engineer for his review and approval as part of resolution compliance.
3. The applicant is permitted to install clapboard and stone in addition to the cedar shakes on the units in accordance with the testimony and exhibits presented at the hearing.
4. The applicant shall comply with the conditions and recommendations set forth the reports issued for this project by Board Engineer, Robert Keady, dated June 25, 2015 and September 3, 2015.

ROLL CALL:

Yes: Mr. Hill, Mr. Korn, Mr. Stockton

No: None

Abstentions: None

Master Plan

Mr. Stockton stated that two Master Plan Subcommittee meetings were held since the last Planning Board Meeting. He spoke about the September 28, 2015 Subcommittee meeting which included Stakeholders. The Highlands Business Partnership had about 25-27 members and there was good dialogue and feedback. The biggest concern other than flooding was the need for parking on Bay Avenue, Code Enforcement, design standards, financial viability and streamlining the zoning procedures. Hotel and B & B are missing, hardware, pet store, brewer, taxi and boat launch. There were discussions about pop up stores.

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Mr. Francy stated there was a lot of discussion about to make residential use above commercial.

Discussions continued about parking and centralized parking areas and setting up two hour parking limits on Bay Ave. What was not discussed at subcommittee meeting is do we limit development on Bay Ave or encourage it.

Mr. Serpico stated that there is a case study on the parking issue in Asbury which he further described. He stating that parking permits is a problem.

Mr. Stockton informed the board that the Governing Body approved additional funds for T & M contract to allow for additional meetings.

Mr. Francy wants T & M to speak about form based zoning.

Mr. Korn stated that perhaps we should have a special meeting with developers to hear what they say as far as parking.

The board had a lengthy discussion on parking.

Mr. Serpico spoke about the professional Asbury Park had flown in from Miami to assist them.

Mr. Mullen – we should contact that professional for us.

Mr. Serpico spoke about the positives of a redevelopment plan.

Discussions continued about a redevelopment plan/

The board will come up with a list of developers to invite to the December 7th.

There may be a potential stakeholder meeting on November 9th.

Minutes

Mr. Francy offered a motion to approve the September 10th minutes, seconded by Mr. Stockton and approved on the following roll call vote:

ROLL CALL:

AYE: Mr. Hill, Mr. Korn, Mr. Francy, Mr. Wells, Mr. Stockton

NAY: None

Abstain: None

Communications

The Board reviewed some recent Freehold Soil letters.

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

The meeting adjourned at 8:41 P.M.

Carolyn Cummins, Board Secretary

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