

**Borough of Highlands  
Planning Board Meeting  
April 9, 2015  
Regular Meeting**

Mr. Stockton called the meeting to order at 7:38 P.M.

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

Mr. Serpico made the Open Public Meeting Statement.

**ROLL CALL:**

**Present: Mr. Redmond, Mr. Colby, Mr. Britton, Mr. Francy, Mr. Stockton,  
Mr. O'Neil, Mr. Wells**

**Absent: Mayor Nolan, Mr. Hill, Mr. Danzeisen, Mr. Korn**

**Also Present: Debbie Dailey, Deputy Clerk  
Jack Serpico, Esq., Board Attorney  
Robert Keady, P.E., Board Engineer**

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**PB#2000-8 Amended Dan Shields/Windansea Restaurant  
Block 50 Lot 4 – 56 Shrewsbury Avenue  
Application Review and Schedule Public Hearing Date**

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**Present: Mr. McKenna, Esq.,**

The Board reviewed the application.

Mr. Colby and Mr. Stockton both have conflicts and Mr. McKenna has no objection to them sitting in.

**Present: Mr. McKenna, Esq.  
Dan Shields, Applicant  
Conflict: Mr. Stockton and Mr. Colby**

Mr. McKenna explained that post Sandy there was movement to reconstruct as soon as possible and Windansea rebuilt and took an area on the deck and constructed a small service bar. After it was built the town questioned if it was ever approved. An As Built was requested by the town and approved by the Construction Office. Then there was a question of whether or not the bar needs Planning Board Approval and because my client wants to move forward immediately we are here with an application. We took the approved plan and drew an area of where the patio bar is located. He further described the plans. He stated that they are coming to the board now to ask to approve this as an amended site plan. There are 16 seats at the service bar which makes this a minor site plan. Four additional parking spaces would be required so would need a parking variance. The old tiki bar was put back post Sandy. The 850 occupancy load was from the Fire Marshall. We were asked about square footage so that the legal load. They do not plan on hitting that number.

Mr. Serpico stated that the applicant notice for the hearing and be prepared to discuss prior approval resolutions.

Mr. Francy questioned Mr. McKenna.

Mr. Serpico cautioned Mr. Francy because this is not a hearing, it's a completeness review.

Mr. Francy does not think this is a minor site plan which he further explained and questioned capacity.

Discussions continued.

Mr. Stockton stated that our engineer would be doing a report on the application.

Mr. Redmond offered a motion to deem the application complete and to set the public hearing date for May 14<sup>th</sup>. Seconded by Mr. Francy and approved on the following roll call vote:

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**ROLL CALL:**

**AYE:** Mr. Redmond, Mr. Francy, Mr. O'Neil, Mr. Wells,

**NAY:** None

**ABSTAIN:** Mr. Colby, Mr. Stockton

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**Communications:**

**Navesink Capital Project  
Townhouse Project**

Mr. Colby stated that he heard that the required shingles for the townhouse project were not going to be used instead they were going to use clapboard.

Board Discussed.

Mr. Colby offered a motion to have the Planning Board Secretary send a memo to the Construction Official to advise him that the project required shingles and not clapboard. Seconded by Mr. Redmond and approved on the following roll call vote:

**ROLL CALL:**

**AYE:** Mr. Redmond, Mr. Colby, Mr. Britton, Mr. Francy, Mr. O'Neil,  
Mr. Wells, Mr. Stockton

**NAY:** None

**ABSTAIN:** None

**Other**

Mr. Wells asked if the board can take on more assignments for the community.

Mr. Serpico advised Mr. Wells of the Board jurisdiction.

The Board had discussions of rebuilding from Sandy and Zoning Amendments that were adopted.

**Master Plan**

Mr. Francy questioned the lack of movement on the Master Plan.

Board will have Master Plan as a default agenda item.

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**Approval of Minutes**

Mr. Redmond offered a motion to approve the April 9, 2015 minutes. Seconded by Mr. Francy and approved on the following roll call vote:

**ROLL CALL:**

**AYE:** Mr. Redmond, Mr. Colby, Mr. Francy, Mr. O'Neil, Mr. Wells,  
Mr. Stockton

**NAY:** None

**ABSTAIN:** None

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**Communications**

**Board reviewed various letters which did not require any action by the board.**

Mr. Stockton reminded the board to file their Financial Annual Statements by April 30<sup>th</sup>. Mr. Stockton offered a motion to adjourn. Seconded by Mr. Francy and all were in favor.

The Meeting adjourned at 8:12 P.M.

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Carolyn Cummins  
Board Secretary