

**Borough of Highlands  
Planning Board  
Special Meeting  
September 30, 2015**

Meeting Location: Highlands Fire House, 17-1 Shore Drive, Highlands

Mr. Stockton called the meeting to order at 7:34 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 Special 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:** Mr. Hill, Mr. Redmond, Mr. Colby, Mr. Korn, Mr. Francy,  
Mr. Stockton

**Late Arrival:** Mr. Wells arrived at 7:35 P.M.

**Absent:** Mayor Nolan,

**Also Present:** Carolyn Cummins, Board Secretary  
Jack Serpico, Esq., Board Attorney  
Robert Keady, P.E., Board Engineer

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**PB#2015-4 Pulte Homes  
Block 101 Lot 27.02  
Hearing on New Business**

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Mr. Wells arrived to the meeting at 7:35 P.M.

**Present:** James Mullen, Esq.  
Peter Vandicoor, P.P.  
Sean Savage, P.E.

Mr. Serpico stated that he has reviewed the public notice and mailing receipts and finds everything in order so the board has jurisdiction to proceed.

Mr. Mullen stated that the applicant is a well-known builder and is very happy to be here. They are construction 49 town homes and that there are a couple of discrepancies and they need waiver for siding and side entrance and building height.

Sean Savage was sworn in and stated the following during his testimony and response to questions from the board:

1. He described his professional background which the board accepted.

Mr. Francy asked if this was a new application.

Mr. Serpico stated that this is an amended application and not every member is eligible to vote.

Sean Savage continued his testimony as follows:

1. He spoke about the building height variance and referred to exhibit A-1 dated 9/8/15.
2. The main reason that they are back before the board is due to architectural resulting in some minor height on certain units.
3. The original application had their own architect and since the this was sold there are new small changes.
4. In terms of the site plan its deminimus.
5. He read height definition and explained that because of the grading it creates a height variance.
6. The finished grade is above the BF Advisory and the height variances are just inches.

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7. There are two design waivers based on architectural finishes and side entry change.

Mr. Colby asked if adding number of bedrooms effects parking requirements.

Robert Keady, P.E. ,Board Engineer was sworn in and stated the following:

1. There are changes in the bedroom count to some four bedrooms. A four bedroom single-family dwelling comes up to one more space.
2. When you round up the bedroom parking is acceptable and they are meeting the parking requirement.

Mr. Wells questioned the parking designation.

Mr. Colby wants title 39 in place.

B-1 was marked into evidence which was the Board Engineers letter dated 9/1/2015.

James Mullen stated that there would be a Homeowner Association.

Mr. Wells questioned parking signage and wants resident only parking signs

Mr. Savage stated that lot 7 was an objector at end of Locust Street and had issues with retaining wall during public hearing and concerns with wall were part of discussion with the objector that section of the wall was removed to ease the situation. Traffic flow pattern will the same. He then referred to A-1 with regard to the building color.

Mr. Keady stated that all height variances are less than six inches.

Mr. Stockton asked if there were any public questions but there were none.

Paul Atelsen, A.I.A was sworn in and he stated the following during his testimony and response to questions from the board:

1. He gave his professional background and the board accepted his credentials.
2. Sheet A-1 of A-2 was marked which showed elevations.
3. They tried to best to keep within the approved architectural then described exterior siding elements and the color variations of the units.
4. A-3 was marked into evidence which was displayed the material and color variations of the exterior.
5. A-4 was marked into evidence and the he spoke about building three elevations.
6. A-5 was marked into evidence then he described the material and stone and how they want to break up the siding.
7. A-6 was marked into evidence and then he described.

Mr. Francy questioned the design manual standards.

Mr. Keady state that the ordinance requires cedar shake look

Mr. Stockton wants more cedar shake.

Mr. Wells questioned the value of the units.

Mr. Stockton asked if there were any public questions but there were none.

Peter Vandenkooy, P.P. was sworn in and stated the following during his testimony and response to questions from the board.

1. He explained his professional and education background as a license Planner and the board accepted his credentials.
2. He then referred to exhibit A-1 and stated that he reviewed the borough's ordinances and master plan and has visited the site.

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3. He stated that a bulk variance is required for the building height which is less limited to less than six inches.

Mr. Savage briefly spoke about the height.

Peter Vandicoor further described the height variance and that it would be difficult to tell by looking, it's a de minimus deviation and spoke about how this supports the goals of the Master Plan. He stated that there are positive criteria and that the project promotes A, B, C, D.E, H of the Master Plan. He stated that the property has a hardship because of the unique shape which requires fill to be brought in because of flood zone. The positives outweigh any detriment. The site is suited to the use of 49 townhomes. There is no negative impact to the public good and continued to explain how it meets the criteria for the variances.

Mr. Wells questioned that once the project is constructed will this no longer be in the flood zone.

Mr. Mullen agreed.

Mr. Stockton asked if there were any public questions but there were none.

Mr. Mullen thanked the board for the special meeting.

Mr. Keady explained that there were some setback changes.

Mr. Mullen gave his closing arguments.

Mr. Stockton asked if there were any public comments but there were none.

Mr. Korn offered a motion to approve the application seconded by Mr. Redmond and it was approved on the following roll call vote:

**ROLL CALL:**

**AYE:** Mr. Hill, Mr. Redmond, Mr. Colby, Mr. Korn, Mr. Stockton

**NAY:** None

**ABSENT:** None

Mr. Redmond offered a motion to adjourn seconded by Mr. Redmond and all were in favor.

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Carolyn Cummins, Board Secretary