

**Borough of Highlands
Planning Board
Regular Meeting
August 13, 2015**

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

Mr. Korn called the meeting to order at 7:34 P.M.

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

Mrs. Cummins read the following statement: As per requirement of P.L. 1875, 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: Mr. Hill, Mr. Colby, Mr. Korn, Mr. Francy, Mr. Wells

Absent: Mayor Nolan, Mr. Redmond, Mr. Britton, Mr. Danzeisen, Mr. Stockton, Mr. O'Neil

Also Present: Carolyn Cummins, Board Secretary,
Dustin Glass, Esq.
Robert Keady, P.E., Board Engineer

**PB#2015-4 Pulte Homes, Block 101 Lot 27.02 Shore Drive
Application Review & Schedule Public Hearing**

Present: Jim Mullen, Pulte Homes

Mr. Colby asked why this can't be heard tonight.

Mr. Keady stated that there was a recent submission regarding grading issues and that he has to review it. The architecturals have to be revised for the correct height and there may be a height variance required.

Mr. Colby questioned if it's a waiver or variance.

Mr. Francy offered a motion to set the public hearing date for September 10, 2015, seconded by Mr. Korn and approved on the following roll call vote:

ROLL CALL:

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

NAY: None

ABSTAIN: None

**PB#2015-1 B-Four Enterprises
1 Atlantic St Block 69 Lots 13 & 13.01, Block 72 Lots 8 & 8.01, Block 72 Lots 9.001 & 9.012
Request for Corrections Resolution**

This resolution was tabled because both the Board Attorney and Board Chairman were both absent.

**PB#2015-2 CMB, LLC/90 Portland Road, LLC, Block 1 Lots 6-8, 90/100 Portland Road
Public Hearing**

Present: Martin McGann, Esq.
Richard Stockton, Applicant

Mr. Stockton offered the following exhibits and they were marked into evidence:

- A-1 Minor subdivision plan
- A-2 Existing configuration of lot

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- A-3 Shows how portion would be divided and provides additional side yards
- A-4 Show the lots, if approved

Mr. Francy questioned why the applicant has to be here for this application.

Mr. McGann stated that it's the law.

Mr. Keady requested testimony on new lot 8.01.

Mr. Richard Stockton was sworn in and offered the following testimony:

1. He described his professional background as a Land Surveyor and a Professional Planner.
2. He stated that he prepared the plans and exhibits.
3. He stated that he is familiar with the ordinance.
4. This is an odd shaped lot.
5. He described the depth measurement.
6. Stated that the sliver lot does not have any value to Lot 8.
7. They are preserving the frontage of lot 8.
8. Regarding Lot 6, two side yards would be eliminated.
9. Stated that there is no detriment to the public.
10. He stated the hardship is due to the shape of the lot.
11. The applicant will continue the easements.

There were no public questions or comments.

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

ROLL CALL:

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

NAY: None

ABSTAIN: None

Master Plan

Carolyn Cummins stated that the chairman requested stakeholders meetings at the September meeting.

Mr. Korn explained the stakeholder meeting

Mr. Francy stated that he is not sure this should be done at a regular meeting.

Mr. Glass asked if he is requesting two separate meetings.

The Board continued discussion.

Mr. Francy stated that the stakeholder meeting he wants it to be long and wants to reach out to the Bid.

Mrs. Cummins stated that the Chairman has already contacted Carla from the HBP.

Mr. Wells stated that the Master Plan Subcommittee wants the Planning Board to be involved at the Stakeholders meetings. They want more than just the Subcommittee hearing the Stakeholders.

Mr. Colby – then why don't we have a Special Planning Board Meeting.

Mr. Francy stated that the Subcommittee meetings are working because they are not formal and he agrees with Mr. Colby about having a Special Planning Board Meeting.

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Mrs. Cummins questioned if this special meeting would be a hearing on the Master Plan because she needs to know what language to put in the public notice.

Mr. Francy – not sure how to handle this.

Mr. Glass stated that subcommittee meetings are less informal way of handling it.

Discussions occurred about having a special Planning Board Meeting.

Mr. Wells offered a motion to schedule a Special Planning Board Meeting on September 28th, seconded by Mr. Korn and approved on the following roll call vote:

ROLL CALL:

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

NAY: None

ABSTAIN: None

Approval of Minutes

The July minutes were not available for approval.

Communications

Mr. Hill informed the board about the Army Corp of Engineers Project public comment period.

Mr. Korn offered a motion to adjourn, seconded by Mr. Hill and all were in favor.

The meeting adjourned at 8:07 p.m.

Carolyn Cummins, Board Secretary