

**Borough of Highlands
Planning Board
Regular Meeting
December 10, 2015**

Meeting Location: Robert D. Wilson Memorial Community Center, 22 Snug Harbor Ave,
Highlands, NJ.

Mr. Stockton called the meeting to order at 7:38 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: Mr. Hill, Mr. Redmond, Mr. Colby, Mr. Francy, Mr. Wells, Mr. Lee,
Ms. Ryan, Mr. Stockton

Absent: Mayor Nolan, Mrs. Reed

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

Master Plan

Mr. Stockton stated that there was a Master Plan Subcommittee Stakeholder meeting and the turnout was about 45 people and that Mr. Wells went through his survey.

Mr. Wells stated that he thought it was a very good meeting and got the sense at the end of the meeting that the community knows how this works and that their job is fast beginning. There are 240 survey responses and flooding is most popular item. He then continued to speak about the survey results. The idea to make Bay Ave and have it a walk to business district seems to have support. They spoke about formed based zoning and modification of Shadow Lawn zoned at six stories. The no's are starting to outweigh the yeses. Seastreak there is support for increase in uses but people don't want to raise structure height. Recreation, they are satisfied but want more public access. He then asked if we can let the survey responses out to the public.

Mr. Serpico – yes its okay as long and no personal data is released.

Mr. Stockton stated that one or two members of the public want our committee meeting notes.

Mr. Serpico stated that private notes of meeting are private.

Discussions continued about public input.

Mr. Colby asked if the Planning Board Members could take the survey.

Mr. Serpico explained that the purpose of the survey was to get public input, wait and lets process and goes through the survey.

Mr. Wells stated that he took the survey.

Discussions about the survey continued.

Mr. Wells stated that we are missing input from the renters and that we need to give the survey to developers.

Mr. Stockton stated that the Planning Board should go through with Reorganization first then we can schedule Subcommittee Meetings.

Mr. Francy stated that he is not sure if developers want to come to public meetings. How do we get the private developer to come to stakeholder meeting?

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Mr. Serpico does not recommend closed subcommittee meetings.

Discussions continued

Mr. Stockton stated that Katie Reed was at the last subcommittee meeting and that created a quorum.

Mr. Serpico – okay, is she sat as a residents and that it was an innocent mistake.

Mr. Wells stated that he will post survey results.

Minutes

Mr. Francy offered a motion to approve the September 30th minutes, seconded by Mr. Redmond and approved on the following roll call vote:

ROLL CALL:

AYE: Mr. Hill, Mr. Redmond, Mr. Colby, Mr. Francy, Mr. Wells, Mr. Stockton

NAY: None

ABSTAIN: None

Communications:

**Request for Zone Change RE: Block 84 Lot 2
Currently R-2.02 Zone and want to change to WC-2 Zone**

The Board reviewed and discussed the request for zone change for block 84 lot 2 that was referred to the Planning Board by the Governing Body to review.

Mr. Serpico explained to the Board that this came to the board under referral purposes. He recommended that subcommittee have a discussion about this at a committee meeting, then it would go back to the Planning Board.

Mr. Stockton offered a motion to request a waiver from the Council for the 35 referral rule.

The board had discussions about the current zoning and possibly having a planner involved.

Mr. Francy stated that there is a list of items that have not been done by the property owner and that he should not get the benefit.

Mr. Serpico advised Mr. Francy that he could not do that.

Mr. Francy stated that the bulkhead is not contained.

Mrs. Cummins stated that we would need an escrow from the applicant to cover expenses for T & M to prepare a report if the Planning Board is requesting that. The applicant should also have to pay the required fees.

Mr. Wells stated that he reviewed the old T & M report on this.

Mr. Colby stated that we should wait until the Master Plan.

Mr. Hill stated that we need to look at broader use.

Mr. Colby stated that we should incorporate this and take care of this at the Master Plan.

The Board had discussions about request to council for a waiver on the time and to ask for escrow fees.

Mr. Serpico stated that the issue is the question of is this request consistent with the Master Plan.

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Mr. Stockton stated to keep this item as an agenda item on every agenda and T & M will prepare a cost estimate proposal for this.

Mr. Keady stated that he wants a scope of work from the Board prior to him providing cost estimate.

Board reviewed letters from Freehold Soil RE: Shrewsbury Ave & North Street Project and a letter from the NJDEP regarding 62 Fifth Street but no action was required.

Mr. Colby offered a motion to adjourn the meeting, seconded by Mr. Redmond and all were in favor. The meeting adjourned at 8:34 P.M.

Carolyn Cummins, Board Secretary