

**Borough of Highlands  
Planning Board  
Regular Meeting  
November 12, 2015**

Meeting Location: Highlands Elementary School, 360 Navesink Avenue, Highlands, NJ 07732.

Mr. Stockton called the meeting to order at 7:37 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. Redmond, Mr. Francy, Mr. Wells, Mr. Lee,  
Mr. Stockton

**Absent:** Mr. Hill, Mr. Colby, Mr. Korn, Ms. Ryan, Mrs. Reed

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

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**Master Plan**

Mr. Serpico spoke about conflicts of Interest to the Board and read from portions of State Statutes. He spoke about a recent email for possible future development and how that person wanted to make a pitch of a project to the Master Plan Subcommittee.

Board had discussion about conflict of interest.

Mr. Stockton stated that the Committee has been meeting and the last meeting was November 9<sup>th</sup> where they discussed the next Stakeholder meeting with Residents. Mr. Wells worked on a survey for the residents. The November 16<sup>th</sup> Subcommittee meeting will be postponed to a future date for Stakeholders. December 7<sup>th</sup>, the Planner will talk about formed base zoning. They will need at least two additional committee meetings. He then spoke about the Master Plan grant having a deadline.

Mr. Wells then begins his presentation of the Master Plan Survey that he prepared and he stated that he wants legal and board review prior to him posting the survey.

Mr. Serpico stated that he would review the survey.

Mrs. Reed questioned the T & M survey.

The Board discussed the survey with Mr. Wells.

Mrs. Reed wanted building abatement to be a factor in the town.

The Board gave Mr. Wells their input on the survey that he prepared.

The board had discussions about the Seastreak property and questioned the WC-1 height restrictions of 36 feet being possibly too low for parking structures and or hotels.

Board made some amendments to the survey.

Mr. Stockton then explained the definition of building height.

Mr. Serpico stated that the survey looks fine to him.

Mr. Serpico advised Mr. Wells that before the survey goes online he should ask T & M first.

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Mr. Francy offered a motion to adjourn the meeting, seconded by Mayor Nolan and all were in favor. The meeting adjourned then was called back to order because Lori Dibble had a question about the survey. The board responded then adjourned at 8:42 P.M.

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Carolyn Cummins, Borough Clerk