

**Highlands Borough Mayor & Council Meeting Minutes**  
**Community Center, 22 Snug Harbor Avenue, Highlands August 23, 2021– Special Meeting Minutes**

**SPECIAL MEETING: 8:00PM - MEETING STATEMENT:**

The Borough Clerk read the public meetings statement.

This Special Meeting of the Mayor and Council of the Borough of Highlands is called pursuant to the provisions of the Open Public Meetings Law. Notice has been transmitted to the Asbury Park Press, Two River Times, and by posting at The Borough of Highlands Municipal Building and filing with the Borough Clerk all on August 12, 2021. This agenda is complete to the extent known; no formal action will be taken at this Meeting. Council may limit repetitive comments and may limit the time or number of questions or comments from any one citizen to ensure an orderly meeting and allow adequate time for members of the public to be heard.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Councilmember Martin, Councilmember Mazzola, Councilmember Melnyk, Councilmember Olszewski, and Mayor Broullon were all Present.

Absent: None

Also in attendance were Redevelopment Attorney Bhavini A. Doshi, Redevelopment Planner Paul Grygiel, Municipal Clerk Michelle Hutchinson

**DISCUSSION OF REDEVELOPMENT PROCESS:**

Redevelopment Planner Paul Grygiel discussed broad overview of the redevelopment process and how it works. This is a desire of the municipality to go beyond land use procedures being more proactive having more control over the process. More detailed standards, design of buildings etc., things that normally a town would not get involved in can be done through a redevelopment plan. Redevelopment also allows for other things such as special financing, bonding, and tax abatements. Once a designation is made then a plan can be made. This process takes time. There will be several public hearings to keep residents informed.

Mayor explained the next step in the process. Waiting for finalized recommendation from Landuse Board, which should be done at their next meeting which is September 2, 2021.

Mayor opens to Council for any questions/comments.

Councilmember Melnyk asked Mr. Grygiel to elaborate on zoning regulations. Mr. Grygiel explained. Councilmember Mazzola asked Mr. Grygiel to explain the “opt out”. Mr. Grygiel explained that it is an option.

Mayor opens public portion.

**PUBLIC PORTION:**

Laura Cowan, 215 Linden Avenue - Requested planner explain condemnation versus non condemnation. Mr. Grygiel explained.

Denise Whalen, 19 Lighthouse Point Road – Expressed concern about non-condemnation versus condemnation would like Borough to commit to non-condemnation.

Chris Francy, 36 5<sup>th</sup> Street – Feels that flooding is the essential issue and is not clear how a plan will be made to accommodate everyone blending all the uses.

Muriel Smith, Central Avenue, Atlantic Highlands – Commended planner for his work. Expressed concern as to what will make a property owner clean or fix up their property. Planner explained Municipality can encourage owner to do so due to the redevelopment plan. Mayor also explained that there was a town wide Spring cleanup that was recently done.

Diana Koerner, 287 Bay Avenue – Would like confirmation that this council or the next council would not be able to change to condemnation. Attorney Doshi explained that the process would need to be started over from the beginning, with new studies etc. to change from non-condemnation to condemnation.

Councilmember Mazzola explained that this is a good thing.

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Steve Solop, 205 Bay Avenue – Asked planner how many residents versus how many businesses are included in study. Planner Mr. Grygiel stated he would have to look did not have that information at this time.

Micshela Diebold, 221 Navesink Avenue - Expressed concern over eminent domain and asked what the town would do to help homeowners. Council President Olszewski explained that “Community Hope” was started to help clean up properties.

Laura Cowan, 215 Linden – Asked planner what is the plan for outside the redevelopment area. Planner Grygiel explained that this process cannot go outside the designated area.

Charles LaRue, 12 Second Street – In support of redevelopment.

Gina Melnyk, C-5 Twinlights Terrace – Supports redevelopment it is a good thing for the Borough.

John Caruso, 24 Gravelly Point Road – In support of redevelopment. Does not support condemnation.

Lorna Milbauer, 109 Marina Bay Court – Questioned if vacant buildings and dilapidated houses will be condemned. Mayor explained that this is non-condemnation, and this is a way to give incentives and recommendations.

Steve Solop, 205 Bay Avenue – Does not support this process for redevelopment. Councilmember Mazzola is concerned with the death of retail and the birth of amazon. Believes services should be looked at possibly smaller business, restaurants etc.

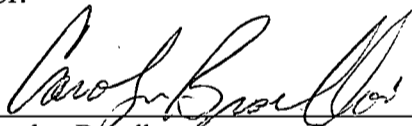
Susan Flannery, 3 Central Avenue – Supports redevelopment but believes flooding needs to be addressed.

**ADJOURN:**

Upon motion by Mayor Broullon, seconded by Councilmember Martin, motion carries to adjourn at 7:37PM.

All in Favor.

Approve:

  
Carolyn Broullon

Attest:

  
Michelle Hutchinson, Acting Borough Clerk