



BOROUGH OF HIGHLANDS  
COUNTY OF MONMOUTH

## LAND USE BOARD RESOLUTION 2025-12

MEMORIALIZATION OF CONSISTENCY DETERMINATION FOR ORDINANCE NO. O-25-05 AMENDING CHAPTER 10 (BUILDINGS AND HOUSING), SECTION 10-7 (SIGNS AND OUTDOOR DISPLAY STRUCTURES) AND CHAPTER 21 (ZONING AND LAND USE REGULATIONS), ARTICLE XXII (SIGNS) OF THE BOROUGH CODE OF THE BOROUGH OF HIGHLANDS

Decided: April 10, 2025  
Memorialized: May 8, 2025

### MATTER OF CONSISTENCY DETERMINATION FOR ORDINANCE NO. O-25-05

**WHEREAS**, under the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-26a, prior to the adoption of a Development Regulation, revision or amendment thereto, the Land Use Board, shall make and transmit to the Governing Body, within 35 days after referral, a report including identification of any provisions of the proposed development regulation, revision or amendment which are inconsistent with the Master Plan and Recommendations concerning these inconsistencies and any other matters as the Board deems appropriate; and

**WHEREAS**, the Borough of Highlands Governing Body introduced Ordinance No. O-25-05 entitled Ordinance "Amending Chapter 10 (Buildings and Housing), Section 10-7 (Signs and Outdoor Display Structures) and Chapter 21 (Zoning and Land Use Regulations), Article XXII (Signs) of the Borough Code of the Borough of Highlands"; and

**WHEREAS**, the Mayor and Council of the Borough of Highlands referred this matter to the Land Use Board under the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-26a; and

**WHEREAS**, the Land Use Board has considered this matter at a duly-noticed, in-person, public meeting conducted on April 10, 2025; and

**NOW, THEREFORE**, the Highlands Land Use Board having reviewed Ordinance No. O-25-05 makes the following findings of fact and conclusions of law in regard to the proposed amendments to the Code of the Borough of Highlands in connection therewith:

1. Ordinance No. O-25-05 ensures consistency with the provisions and requirements for signage placement, design, and standards and makes minor changes to update

the standards regarding signs within the Borough and, more specifically, clearly incorporates Attachment 2 – Sign Schedule of Chapter 21 (Zoning and Land Use Regulations) of the Borough Code into Section 21-103 (Specific Standards by Zone District) of the Borough Code, amongst other changes.

2. The Board’s Professionals and Mayor Broullon provided an overview of the Ordinance and recommended that it is substantially consistent with the Master Plan.
3. The Land Use Board finds that the adoption of Ordinance No. O-25-05 is substantially consistent with the comprehensive goals set forth in the Master Plan.
4. The Land Use Board finds that adoption of Ordinance No. O-25-05 is substantially consistent with the comprehensive goals, land use goals, and economic development goals as set forth in the Master Plan or is designed to effectuate such plan elements for the reasons expressed on the record as well as the reasons expressed by its Professionals and Mayor Broullon.

**NOW, THEREFORE, BE IT RESOLVED, BY** the Highlands Land Use Board that Ordinance No. O-25-05 entitled “Amending Chapter 10 (Buildings and Housing), Section 10-7 (Signs and Outdoor Display Structures) and Chapter 21 (Zoning and Land Use Regulations), Article XXII (Signs) of the Borough Code of the Borough of Highlands” has been determined by the Land Use Board to be substantially consistent with the comprehensive goals, land use goals and economic development goals in the Master Plan or as designed to effectuate such plan elements for the Borough of Highlands.

**BE IT FURTHER RESOLVED** that the Land Use Board Secretary is hereby directed to transmit a copy of this Resolution to the Mayor and Borough Council. This Resolution shall serve as the report to the governing body pursuant to N.J.S.A. 40:55D-26a of the Municipal Land Use Law.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect immediately.

ON MOTION OF: Mr. Sayah

SECONDED BY: Mayor Broullon

ROLL CALL:

YES: Of those eligible to vote, all in favor – Mayor Broullon, Mr. Montecalvo, Mr. Sayah, Mr. Zill, Ms. Chang, Mr. Cramer, Mr. Cody, Acting Chair Tierney

NO: None

RECUSED: None

INELIGIBLE: Chief Burton, Ms. LaRussa, Councilmember Olszewski

ABSENT: Chair Knox, Ms. Vickery

DATE: May 8/2025

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Highlands Land Use Board, Monmouth County, New Jersey at a public meeting held on May 8, 2025.



---

Nancy Tran, Secretary  
Borough of Highlands Land Use Board