



BOROUGH OF HIGHLANDS
LAND USE BOARD REORGANIZATION & REGULAR MEETING
151 Navesink Ave. - Court Room
Thursday, January 08, 2026, at 7:00 PM

AGENDA

This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision, and decorum appropriate to a judicial hearing must be maintained at all times.

CALL TO ORDER: *The chair reserves the right to change the order of the agenda.*

PLEDGE OF ALLEGIANCE

OATH OF OFFICE

1. Carolyn Broullon	4. Mark Zill
2. Robert Burton	5. Helen Chang
3. Jo-Anne Olszewski	6. Kevin Cody

ROLL CALL

OPEN FOR PUBLIC COMMENTS: *General Questions or Comments not pertaining to Applications*

RESOLUTIONS

7. LUB Resolution 2026-01 Nomination & Vote for Chair
8. LUB Resolution 2026-02 Nomination & Vote for Vice Chair
9. LUB Resolution 2026-03 Appointing Board Secretary and Assistant Secretary
10. LUB Resolution 2026-04 Appointing and Awarding Professional Legal Services Contract
11. LUB Resolution 2026-05 Appointing and Awarding Professional Engineer Services Contract
12. LUB Resolution 2026-06 Appointing and awarding Professional Planner Service Contract
13. LUB Resolution 2026-07 Designation of 2026 Meeting Dates & 2026 Reorganization Date
14. LUB Resolution 2026-08 Designation of Asbury Park Press & The Two River Times as the Official Newspapers

OATH OF OFFICE

15. Land Use Board Chair
16. Land Use Board Vice Chair
17. Board Secretary
18. Assistant Board Secretary

COMMUNICATION: 19. LUB25-06: Highlands Landing Corp. - 326 Shore Dr., 8100 L27:
Special Meeting on Jan. 13th at Community Center, 22 Snug Harbor Ave.

APPROVAL OF MINUTES: **None**

OTHER BUSINESS: 20. 2025 Annual Report

HEARINGS ON OLD BUSINESS: 21. LUB25-10: Solar Powered 44 - 44 Miller St., B58 L7.01 Will be carried to the February 12th, 2026, meeting without further notice.

ADJOURNMENT

Board Policy: • All meetings shall adjourn no later than 10:00 P.M. unless a majority of the quorum present at said hour vote to continue the meeting to a later hour. • No new hearing shall commence after 9:15 P.M. unless the Chairperson shall rule otherwise. • The Chair may limit repetitive comments or irrelevant testimony 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.