



BOROUGH OF HIGHLANDS  
 COUNTY OF MONMOUTH

## RESOLUTION 26-084

### ACKNOWLEDGING RECEIPT AND REVIEW OF THE LAND USE BOARD CONSISTENCY REPORT FOR ORDINANCE 0-26-03

**WHEREAS**, the Borough of Highlands introduced Ordinance No. O-26-03 and referred it to the Land Use Board pursuant to N.J.S.A. 40:55D-26(a); and

**WHEREAS**, the Land Use Board reported its findings on the Ordinance, by and through the issuance of a Memo dated March 12, 2026; and

**WHEREAS**, in accordance with the aforesaid Report, the Land Use Board found the Ordinance to be not substantially inconsistent with the Borough's Master Plan.

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and Council hereby acknowledges receipt of the Land Use Board's Report finding the Ordinance to be not substantially inconsistent with the Borough's Master Plan.

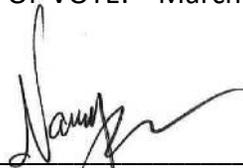
**BE IT FURTHER RESOLVED**, that a copy of this Resolution certified by the Borough Clerk to be a true copy, be forwarded to the Land Use Board Secretary.

Motion to Approve R 26-084:

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
CERVANTES						X
CHELAK			X			
MELNYK			X			
OLSZEWSKI		X	X			
BROULLON	X		X			

This is a Certified True copy of the Original Resolution on file in the Municipal Clerk's Office.

DATE OF VOTE: March 12, 2026

  
 \_\_\_\_\_  
 Nancy Tran, Municipal Clerk  
 Borough of Highlands

PADULA  
LAW GROUP  
— LLC —

Dustin F. Glass, Partner  
dglass@padulalawgroup.com  
908.569.1990 main  
908.530.2922 direct

**ATTORNEY WORK PRODUCT MEMORANDUM**

**ATTORNEY-CLIENT PRIVILEGED COMMUNICATION**

TO: Land Use Board Secretary and Borough Clerk  
FROM: Dustin F. Glass, Esq., Counsel for the Highlands Land Use Board  
DATE: March 12, 2026  
RE: Review of Ordinance No. O-26-03  
Repealing Sections 2 and 3 of Chapter 26 and Amending Section 1 of Chapter 26

---

Ordinance No. O-26-03 was introduced by the Governing Body on February 18, 2026 and referred to the Highlands Land Use Board, in its capacity as a Planning Board, for a consistency review in accordance with *N.J.S.A.* 40:55D-26a.

Please be advised that on March 12, 2026, the Land Use Board, in its capacity as a Planning Board, reviewed proposed Ordinance No. 26-03, repealing Sections 2 and 3 of Chapter 26 and amending Chapter 26, Section 1 of the Zoning Ordinance of the Borough of Highlands to address the requirements of the Fair Housing Act (FHA) and the Uniform Housing Affordability Controls (UHAC) regarding compliance with the Borough's affordable housing obligations.

Pursuant to the *N.J.S.A.* 40:55D-26a of Municipal Land Use Law, the Board reviewed Ordinance No. 26-03 and unanimously found that the proposed Ordinance is not substantially inconsistent with the Master Plan with no comments.

Please do not hesitate to contact me if you have any questions or concerns.

Very truly yours,



Dustin F. Glass