



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

RESOLUTION 26-120

ACKNOWLEDGING RECEIPT AND REVIEW OF THE LAND USE BOARD CONSISTENCY REPORT FOR ORDINANCE 0-26-10

WHEREAS, the Borough of Highlands introduced Ordinance No. O-26-10 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 May 18, 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 with no comments.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Council hereby acknowledge receipt of the Land Use Board's Report finding the Ordinance to be not substantially inconsistent with the Borough's Master Plan with no comments.

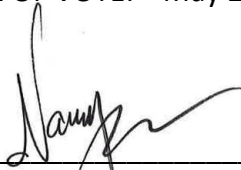
BE IT FURTHER RESOLVED, that a copy of this Resolution certified by the Borough Clerk to be a true copy, be forwarded to the Land Use Board Secretary.

Motion to Approve R 26-120:

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

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

DATE OF VOTE: May 20, 2026



Nancy Tran, Municipal Clerk
Borough of Highlands

**PADULA
LAW GROUP**
— LLC —

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ATTORNEY WORK PRODUCT MEMORANDUM

ATTORNEY-CLIENT PRIVILEGED COMMUNICATION

TO: Nancy Tran, Borough Clerk
C: Kate Maloney, Land Use Board Secretary
FROM: Dustin F. Glass, Esq., Counsel for the Highlands Land Use Board
DATE: May 18, 2026
RE: Review of Ordinance No. O-26-10 (Amendment to Chapter 21)

Ordinance No. O-26-10 was introduced by the Governing Body on April 15, 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 May 14, 2026, the Land Use Board, in its capacity as a Planning Board, reviewed proposed Ordinance No. O-26-10, amending Chapter 21 (Zoning and Land Use Regulations), Article XI Design Standards, Article XIV Establishment of Districts, Article XXI Enforcement, and Article XXIII Fees in order to add more expansive language to the enforcement of development regulations section and to update and/or add application and zoning permit fees.

Pursuant to *N.J.S.A. 40:55D-26a* of Municipal Land Use Law, the Board reviewed Ordinance No. O-26-10 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.