



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

LAND USE BOARD RESOLUTION 2026-19

**MEMORIALIZATION OF CONSISTENCY DETERMINATION FOR ORDINANCE NO. O-26-20
AMENDING THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN, DATED
AUGUST 21, 2024, TO FACILITATE REDEVELOPMENT WITHIN THE REDEVELOPMENT AREA
(CENTRAL BUSINESS DISTRICT/BAY AVENUE CORRIDOR OF THE BOROUGH OF HIGHLANDS**

Considered: August 8, 2026

Memorialized: August 8, 2026

MATTER OF CONSISTENCY DETERMINATION FOR ORDINANCE NO. O-26-20

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-26-20 entitled "ORDINANCE OF THE BOROUGH OF HIGHLANDS IN THE COUNTY OF MONMOUTH, NEW JERSEY AMENDING THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN;" 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 August 8, 2026.

NOW, THEREFORE, the Highlands Land Use Board having reviewed Ordinance No. O-26-20 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-26-20 amends the Amended Central Business District Redevelopment Plan, dated August 21, 2024, to facilitate redevelopment within the Redevelopment Area (Central Business District/Bay Avenue Corridor.

2. The Board Planner provided an overview of the Ordinance and recommended that it is substantially consistent with the Master Plan and that there no inconsistencies therewith.

3. The Land Use Board finds that adoption of Ordinance No. O-26-20 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 by the Board and its professionals.

NOW, THEREFORE, BE IT RESOLVED, BY the Highlands Land Use Board that Ordinance No. O-26-20 entitled “ORDINANCE OF THE BOROUGH OF HIGHLANDS IN THE COUNTY OF MONMOUTH, NEW JERSEY AMENDING THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN” 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 is 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, as well as the Memorandum dated August 8, 2026, 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: Chairman Knox

SECONDED BY: Ms. LaRussa

ROLL CALL:

YES: Mayor Broullon, Chief Burton, Ms. LaRussa, Mr. Montecalvo, Councilwoman Olszewski, Vice
Chairman Sayah, Mr. Zill, Chairman Knox, Ms. Chang, Mr. Cody, Mrs. Vickery

NO:

RECUSED:

INELIGIBLE:

ABSENT: Ms. Teirney, Mr. Cramer

DATE: 08-13-2026

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 August 8,
2026.



Kate Romoser, Secretary
Borough of Highlands Land Use Board