

Highlands Borough Mayor & Council Meeting Minutes
Community Center, 22 Snug Harbor Avenue, Highlands October 18, 2021– Special Meeting Minutes

SPECIAL MEETING: 6:31PM - MEETING STATEMENT:

The Borough Clerk read the public meetings statement.

This Special Meeting of the Mayor and Council of the Borough of Highlands is called pursuant to the provisions of the Open Public Meetings Law. Notice has been transmitted to the Asbury Park Press, Two River Times, and by posting at The Borough of Highlands Municipal Building and filing with the Borough Clerk all on September 17, 2021. This agenda is complete to the extent known; no formal action will be taken at this Meeting. Council may limit repetitive comments 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.

PLEDGE OF ALLEGIANCE

ROLL CALL

Councilmember Martin, Councilmember Mazzola, Councilmember Melnyk, Councilmember Olszewski, and Mayor Broullon were all Present.

Absent: None

Councilmember Martin left the meeting at 7:58pm.

Also in attendance were Redevelopment Attorney Joseph Bauman, Redevelopment Planner Paul Grygiel, Administrator Michael Muscillo, Municipal Clerk Michelle Hutchinson

DISCUSSION OF REDEVELOPMENT PROCESS-PUBLIC INPUT MEETING:

Redevelopment Planner Paul Grygiel discussed broad overview of the redevelopment process and how it works. Redevelopment Attorney Joseph Bauman explained what step of the process we are in. Mr. Bauman stated this is the beginning of a long process. Once a designation is made then a plan can be made. A plan will be drafted using public input. Mr. Grygiel discussed the constraints of a redevelopment plan, existing zoning, and planning objectives.

Mayor opens to Council for any questions/comments. Seeing none, Mayor opened public portion.

PUBLIC PORTION:

Maureen Gribbroek, 118 Highland Avenue – Asked what sections of Bay Avenue are included in Redevelopment plan. Planner Mr. Grygiel explained.

Councilmember Mazzola questioned why all of Bay Avenue was not included. Mayor explained that only one district was being done for now.

Steve Solop, 205 Bay Avenue - Feels that the waterfront area should have been included.

Nancy Burton, 22 Atlantic Street – Would like to see tattoo parlors be added as a permitted use.

Gert Soffman, 157 Bay Avenue – Destination retailer, looking for more retail on the first floor as well as looking to bring more people into town.

Michele Pezzullo, Highland Avenue – Questioned if a business located in the redevelopment area becomes residential due to new zoning would their permitted use change. Attorney Bauman explained that no it would be grandfathered in.

Councilmember Mazzola asked if it would be beneficial to do a study to see what business would work in that area. Planner Mr. Grygiel explained that would not be a benefit for a redevelopment plan.

Tina Kemer, 164 Linden Ave – Questioned what would happen with Church that is vacant. Attorney Bauman explained all that can be done is to provide incentives for owners to build.

Maria Kovalev, 84 Navesink Avenue – Suggested that the sight where the old Borough Hall was located be utilized for parking.

Barbara Domings, 247 Bay Avenue - Questioned the height restriction. Planner Mr. Grygiel explained.

Highlands Borough Mayor & Council Meeting Minutes
Community Center, 22 Snug Harbor Avenue, Highlands October 18, 2021– Special Meeting Minutes

John G., 199 Linden Avenue – Feels that height should be higher than is currently allowed.

Maureen Gribbroek, 118 Highland Avenue –Feels that taller buildings should be located closer to the hill near DPW building.

Gert Soffman, 157 Bay Avenue – Would like to develop her property further.

Lorna Milbauer, 109 Marina Bay Court – Is in favor of redevelopment plan has a vision of a seaside village.

Melanie Henley Heyn 83 S. Linden Avenue – Suggested that the taller buildings be limited to one side of the street to preserve the view. Also questioned if roof top dining was an option. Mayor stated yes.

Nancy Burton, 22 Atlantic Street – Feels that height restriction should be set higher to entice business owners to build.

Tricia Rivera, Waterwitch Avenue - Would like to see space left for permeable land as well as green roofs and open space with dual uses such as parks. Planner Mr. Grygiel explained.

Barbara Domings, 247 Bay Avenue – In support of a park suggestion by another resident. Suggested the possibility of a jitney or shuttle.

Tricia Rivera, Waterwitch Avenue – Suggested that trees be brought from the Shadowlawn redevelopment area and used in the Bay Avenue Redevelopment.

Claudette D'Arrigo, 12 Seadrift – Questioned how parking is being addressed. Attorney Bauman explained that a parking study may need to be done to address parking as well as limiting curb cuts.

Carla Cefalo, 62 Gravelly Point Road – Asked that planner be mindful of underground utilities.

Steve Solop, 205 Bay Avenue - Feels that the planner should also focus on façade and architecture.

Maria Kovalev, 84 Navesink Avenue – Suggested that the utilities be placed underground if possible.

Steve Solop, 205 Bay Avenue – Questioned what the timeline for project is to be completed. Attorney Bauman explained the next steps and that an ordinance should be ready for introduction January of 2022.

Michele Pezzullo, 115 Highland Avenue – Asked if redevelopment plan would change master plan. Attorney Bauman explained.

Melanie Henley Heyn 83 S. Linden Avenue – Asked if there will be future meetings on tax abatements, pilot programs etc. Attorney Bauman stated yes, this a public process done by ordinance.

Rick O'Neil, 224 Route 36 – Questioned if comments from online survey would be made available to the public. Mayor stated yes.

Barbara Domings, 247 Bay Avenue – Expressed concern and would like consideration to be given to the areas where people reside that are included in the redevelopment area.

Lorna Milbauer, 109 Marina Bay Court – Feels this should be looked at very carefully.

Claudette D'Arrigo, 12 Seadrift – Expressed concern over the possibility of eminent domain. Attorney Bauman explained that this is being done as non-condemnation.

Russ Chelak, 3 Washington Avenue – Questioned if it is normal for this process to take this long. Attorney Bauman explained.

Maureen Gribbroek, 118 Highland Avenue – Questioned if the map that was referenced earlier in the meeting would be available. Mayor explained yes, it is online.

Highlands Borough Mayor & Council Meeting Minutes
Community Center, 22 Snug Harbor Avenue, Highlands October 18, 2021– Special Meeting Minutes

Nancy Burton, 22 Atlantic Avenue-69 Waterwitch Supports redevelopment plan. Planners need to focus on the big picture.

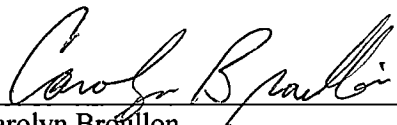
Steve Solop, 205 Bay Avenue – Feels that consideration should be given to the vehicle that is used to attract businesses to the area.

Mayor closed public portion.

ADJOURN:

Upon motion by Mayor Broullon, seconded by Council President Olszewski, motion carries to adjourn at 8:25PM.

All in Favor.

Approve: 
Carolyn Broullon

Attest: 
Michelle Hutchinson, Borough Clerk