



Borough of Highlands LUB Meeting Minutes
Municipal Building, 151 Navesink Ave., Highlands, NJ
March 14, 2024

Robert Knox called the meeting to order at 7:00pm and asked all to stand for the Pledge of Allegiance.

Mr. Knox read the following statement: As per requirement, notice is hereby given that this is an Abbreviated Meeting of the Borough of Highlands Land Use Board and all requirements have been met. Notice has been transmitted to the Asbury Park Press and the Two River Times. Notice has been posted on the public bulletin board. Formal Action will be taken.

OATH OF OFFICE:

Ms. Chang pledged her Oath of Office with Chair Knox.

ROLL CALL:

Present: Mayor Broullon, Chief Burton, Mr. Kutosh, Ms. LaRussa, Mr. Montecalvo, Councilmember Olszewski, Mr. Zill, Vice Chair Tierney, Chair Knox, Ms. Chang, Mr. Cramer, Mr. Cody, Ms. Vickery,
Absent: None

Also Present: Board Attorney Austin Mueller, Esq., Board Engineer Carmela Roberts, and Board Secretary Nancy Tran

PUBLIC COMMENTS: None

APPROVAL OF MINUTES:

February 8, 2024 Meeting Minutes

OFFERED BY: Mr. Kutosh

SECONDED BY: Chair Knox

AYES: Mayor Broullon, Chief Burton, Mr. Kutosh, Ms. LaRussa, Mr. Montecalvo, Councilmember Olszewski, Mr. Zill, Mr. Cramer, Chair Knox

NAYS: None

INELIGIBLE: Vice Chair Tierney, Ms. Chang

ABSENT: None

HEARING ON NEW BUSINESS:

LUB24-01: Caulfield – 137 Highland Ave., B26 L14

John Anderson introduced himself as the attorney for the applicant and asked for confirmation that the Board had jurisdiction. He then proceeded to describe the property and the proposed plan. He introduced the architect, Lou Moglino, to testify.

Mr. Moglino was sworn in and his credentials were accepted. He further described the property and the proposed plans. Chief Burton asked if there was a basement and Mr. Moglino answered that there was only a crawl space. Ms. LaRussa asked about the lack of backyard space with the proposed project and Mr. Moglino answered that it is practically non-existent now. Mayor Broullon added that there is a very steep slope separating them and the rear neighboring property and that the steep slope is not useable. Councilmember Olszewski expressed her appreciation for the improvements they have done

so far since they owned the property. Chair Knox asked Ms. Roberts about run-off concerns and she answered.

Mr. Anderson briefly summarized the proposed project. There were no public questions. During public comment, Dave Caulfield, owner, was sworn in and shared that he loved working on his house.

Mr. Mueller asked about pre-existing variances. Ms. Roberts answered that the Zoning Official preferred that all pre-existing variances be considered at this time to eliminate any questions.

Mayor Broullon motioned to approve with conditions and Councilmember Olszewski seconded.

MOTIONED TO APPROVE WITH CONDITIONS: Mayor Broullon

SECONDED BY: Councilmember Olszewski

AYES: Mayor Broullon, Chief Burton, Mr. Kutosh, Ms. LaRussa, Mr. Montecalvo, Councilmember Olszewski, Mr. Zill, Vice Chair Tierney, Chair Knox

NAYS: None

ABSTAIN: None

ABSENT: None

OTHER BUSINESS: Master Plan Planning

Mayor Broullon suggested that the Board go through the 2016 Report and not any changes since. She added that there will be a new steep slope ordinance and a tree removal ordinance in the pipeline. Mayor Broullon stated that the Master Plan should be thought of as a statement of this is where we were, where we are, and where we want to be. Members can share points with the Board. The Board agreed.

ADJOURNMENT

Offered by: Mr. Zill

Seconded: Mayor Broullon

All in favor. None Opposed

Adjourned at 7:36pm

I, Nancy Tran, certify that this is a true and correct record of the actions of the Borough of Highlands Land Use Board on March 14, 2024.



Nancy Tran, Land Use Board Secretary