



**BOROUGH OF HIGHLANDS  
LAND USE BOARD REGULAR MEETING**

**151 Navesink Ave. - Court Room  
Thursday, August 14, 2025 at 7:00 PM**

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**AGENDA**

*Please be advised that the agenda as shown may be subject to change. This meeting is a quasi-judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times.*

**EXECUTIVE SESSION: 7:00PM**

**REGULAR LUB MEETING 7:15PM OR UPON COMPLETION OF EXECUTIVE SESSION**

**EXECUTIVE SESSION: 7:00PM**

Executive Session will be held prior to the Regular Land Use Board Meeting. Prior to each Executive Session, the Land Use Board will convene in open session at which time a resolution will be adopted in accordance with N.J.S.A. 10:4-13. No formal action will be taken during Executive Session.

**LAND USE BOARD RESOLUTION 2025-22**

**RESOLUTION TO ENTER INTO EXECUTIVE SESSION**

**BE IT RESOLVED** that the following portion of this meeting shall not be open to the public,

**BE IT FURTHER RESOLVED** that private consideration is deemed required and is permitted because of the following noted exceptions set forth in the Act:

Attorney-Client Privilege: Review and Legal Discussion of Board Procedures

**BE IT FURTHER RESOLVED** that it is anticipated that the matters to be considered in private may be disclosed to the public at a later date when the need for privacy no longer exists.

1. LUB Resolution 2025-22: Resolution to Enter into Executive Session

**REGULAR LUB MEETING: 7:15PM OR UPON COMPLETION OF EXECUTIVE SESSION**

**CALL TO ORDER:** *The chair reserves the right to change the order of the agenda.*

**PLEDGE OF ALLEGIANCE**

**OPEN PUBLIC MEETING STATEMENT:** *As per requirement, notice is hereby given that this is a Regular 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 and the Borough website. Formal Action will be taken.*

## **ROLL CALL**

**OPEN FOR PUBLIC COMMENTS:** *General Questions or Comments not pertaining to Applications*

## **APPROVAL OF MINUTES**

2. July 10, 2025 LUB Meeting Minutes

## **RESOLUTIONS**

3. Memorializing Resolution for LUB25-09: Pahler - 35 Miller St., B54 L13 - Variance

## **OTHER BUSINESS**

4. Withdrawal of LUB24-07: Landgrebe - 44 Miller St., B58 L7.01 and refiling as LUB25-10: Solar Powered 44 - 44 Miller St., B58 L7.01

## **HEARINGS ON OLD BUSINESS**

5. LUB2022-04: Kirsh Kraft – B 57 Ls 8 & 9 – 3rd Extension Request

## **HEARINGS ON OLD BUSINESS**

6. LUB25-05: Cahill – Amended Application

## **ADJOURNMENT**

*Board Policy: • All meetings shall adjourn no later than 10:00 P.M. unless a majority of the quorum present at said hour vote to continue the meeting to a later hour. • No new hearing shall commence after 9:15 P.M. unless the Chairperson shall rule otherwise. • The Chair may limit repetitive comments or irrelevant testimony 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.*

***Next LUB Meeting: September 11, 2025***