



BOROUGH OF HIGHLANDS
LAND USE BOARD REGULAR MEETING

151 Navesink Ave. - Court Room
Thursday, December 11, 2025 at 7:00 PM

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.

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. Formal Action will be taken.*

ROLL CALL

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

COMMUNICATION

1. LUB25-06: Highlands Landing Corp. – 326 Shore Dr., B100 L27:
Special Meeting on Dec. 18th at Community Center, 22 Snug Harbor Ave.

ACTION ON OTHER BUSINESS

2. Master Plan Planning
3. LUB2023-05 Sharkey 9 Shrewsbury B42 L2 - Interpretation & Extension Request - Section 21-17A.9 of Borough Code

APPROVAL OF MINUTES

4. 09-11-2025 LUB Minutes

RESOLUTIONS

5. Memorializing LUB Resolution 2025-26 LUB25-02: Kubis – 260 Navesink Ave., B119 L2.01

HEARINGS ON OLD BUSINESS

6. LUB25-10: Solar Powered 44 – 44 Miller St., B58 L7.01

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: Dec. 18, 2025 – Special Meeting for

LUB25-06: Highlands Landing Corp. – 326 Shore Dr., B100 L27