



**BOROUGH OF HIGHLANDS**  
**LAND USE BOARD MEETING**  
22 Snug Harbor Avenue, Highlands NJ 07732  
Thursday, July 14, 2022 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.*

### **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*

### **RESOLUTIONS**

1. Memorialization: LUB Res 2022-14 Denial of Minor Site Plan with Ancillary Variance Relief LUB2021-07 Farrell
2. Memorialization: LUB Res 2022-15 Granting Bulk Variance Relief LUB2022-02 Shwom
3. Memorialization: LUB Res 2022-16 Amended Minor Site Plan Approval LUB2022-03 B-Four Enterprises

### **HEARINGS ON NEW BUSINESS**

4. LUB2022-01: Arjika Block 81 Lot 12, 289 Bay Ave

### **APPROVAL OF MINUTES**

5. June 9, 2022 LUB Meeting Minutes

### **EXECUTIVE SESSION**

6. LUB Resolution 2022-17: Executive Session
7. Attorney/Client Privilege: LUB Res 2022-09 Appeal

## **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.*