



BOROUGH OF HIGHLANDS
COUNCIL REGULAR MEETING
151 Navesink Ave., Highlands, NJ 07732
Wednesday, February 18, 2026 at 7:00 PM

AGENDA

The notice requirements provided for in the Open Public Meetings Act have been satisfied. Notice of this meeting was properly given by transmission to the Asbury Park Press and the Two River Times and by posting at the Borough of Highlands Municipal Building and filing with the Borough Clerk all on January 1, 2026. Items listed on the agenda are subject to change.

PLEDGE OF ALLEGIANCE

ROLL CALL: Councilmember Cervantes | Councilmember Chelak | Councilmember Melnyk

Council President Olszewski | Mayor Broullon

APPROVAL OF MINUTES

1. 02-04-2026 Meeting Minutes
2. 02-04-2026 Executive Session Minutes

INTRODUCTION OF PROPOSED ORDINANCES

3. **O-26-03** Repealing Sections 2 and 3 of Chapter 26, and Amending Chapter 26, Section 1 of the Zoning Ordinance of the Borough of Highlands to Address the Requirements of the Fair Housing Act (FHA) and the Uniform Housing Affordability Controls (UHAC) Regarding Compliance with the Borough's Affordable Housing Obligations
4. **O-26-04** Amending Chapter 2 (Administration), Section 41 (Use of Buildings and Facilities Owned By or Under the Supervision, Control and Maintenance of the Borough of Highlands), Section 41.1 (Authority), Schedule A of Section 41.3 (Fees) and Section 41.5 (Waiver of Fee) of the Code of the Borough of Highlands

RESOLUTIONS

5. **R 26-067** Determining the Form and Other Details of Not Exceeding \$12,056,592 General Obligation Bonds, Series 2026, of the Borough of Highlands, in the County of Monmouth, New Jersey, and Providing for Their Sale to the New Jersey Infrastructure Bank and the State of New Jersey, Pursuant to the State Fiscal Year 2026 New Jersey Water Bank
6. **R 26-068** Authorizing the Execution and Delivery of Loan Agreements to be Executed by the Borough of Highlands, in the County of Monmouth, New Jersey, and Each of the New Jersey

Infrastructure Bank, and the State of New Jersey, Acting by and Through the Department of Environmental Protection, and Further Authorizing the Execution and Delivery of an Escrow Agreement, All Pursuant to the State Fiscal Year 2026 New Jersey Water Bank

CONSENT AGENDA

7. **R 26-069** Approving Closeout Change Order No. 1 and Declaring Acceptance of Contract for the Pedestrian Improvements to Marine Place East Project
8. **R 26-070** Authorizing the Borough of Highlands, Through the Borough of Highland's Police Department, to Participate in the Defense Logistics Agency, Law Enforcement Support Office 1033 Program to Enable the Borough of Highlands Police Department to Request and Acquire Excess Department of Defense Equipment
9. **R 26-071** Appointing Administrative Agent
10. **R 26-072** Authorizing Payment of Bills

REPORTS

11. Administrator's Report

PUBLIC PORTION

Individuals wishing to address the Council shall be recognized by the presiding officer and shall give their name, address, and the group, if any, they represent. Although the Council encourages public participation, it reserves the right, through its presiding officer, to terminate remarks to and/or by any individual not in keeping with the conduct of a proper and efficient meeting. If any individual refuses to conduct themselves in a proper manner, they will be removed from the meeting. The Council will not, during the public portion of this meeting, discuss matters involving employment, appointment, termination of employment, negotiations, terms and conditions of employment, evaluation of the performance of, promotion or discipline of any specific or prospective or current employee. There is a 3-minute time limit for your comments.

EXECUTIVE SESSION

Executive Session will be held following the Regular Council Meeting. Prior to each Executive Session, the Borough Council 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.

RESOLUTION TO ENTER 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:

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.

ADJOURNMENT

If you have any questions regarding this agenda, please contact the Borough Clerk at (732) 872-1224 ext. 201 or email .

Next Meeting: March 4, 2026