



**BOROUGH OF HIGHLANDS**  
**COUNCIL REGULAR MEETING**  
151 Navesink Ave., Highlands, NJ 07732  
Wednesday, September 03, 2025 at 7:00 PM

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## **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, 2025. 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

### **PROCLAMATION**

1. Honoring Matthew "Matt" Kane

### **APPROVAL OF MINUTES**

2. August 20, 2025 Meeting Minutes
3. August 20, 2025 Executive Session Minutes

### **PUBLIC HEARING ON PROPOSED ORDINANCES**

4. **O-25-17** Bond Ordinance Amending in Part Bond Ordinance No. O-23-10 Adopted on May 3, 2023, Providing for Various Capital Improvements and the Acquisition of Various Capital Equipment, and Appropriating \$3,035,000 Therefor and Authorizing the Issuance of \$2,979,193 Bonds and Notes to Finance a Portion of the Costs Thereof, in Order to Amend the Purpose Thereof and to Amend the Average Period of Usefulness, Authorized in and By the Borough of Highlands, in the County of Monmouth, New Jersey
5. **O-25-18** Amending Chapter 7A "Traffic Schedules," Schedule IA "No Parking During Certain Hours" of the Code of the Borough of Highlands Pertaining to Areas of No Parking on Bay Avenue
6. **O-25-19** Amending Chapter 3 "General Police Regulations" Section 2A "Reserved" of the Code of the Borough of Highlands to Establish Regulations for "Decibel-Based Sound Level Standards"
7. **O-25-20** Amending Chapter 10 "Buildings and Housing" Section 10-2 "Fees" of the Code of the Borough of Highlands

8. **O-25-21** Amending Chapter 21 “Zoning and Land Use Regulations”, Part VI “Fee Schedule”, Article XXIII “Fees”, Section 21-107 “Schedule Established” and Section 21-108 “Escrow Accounts and Technical Review Fees” of the Code of the Borough of Highlands
9. **O-25-22** Opting Into the Garden State C-Pace Program to Facilitate the Financing of C-Pace Projects

## **RESOLUTIONS**

10. **R 25-168** Authorizing Execution of Release of Developer’s Agreement and Authorizing Release of Performance Guarantees for First Hartford Realty Corporation (CVS Pharmacy), Block 108, Lots 2.02 and 2.03
11. **R 25-169** Authorizing Settlement and Execution of a Settlement Agreement Between the Borough of Highlands and Agate Construction Company, Western Surety Company and Bridgeway Associates Corporation

## **CONSENT AGENDA**

12. **R 25-170** Authorizing Refund of Tax Overpayment
13. **R 25-171** Authorizing Payment of Bills
14. **R 25-172** Authorizing the Award of a Contract for Website Maintenance Services

## **REPORTS**

15. Mayor'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:

16. Litigation

**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 [clerk@highlandnj.gov](mailto:clerk@highlandnj.gov).

***Next Council meeting: September 17, 2025***