



BOROUGH OF HIGHLANDS LAND USE BOARD REGULAR MEETING

151 Navesink Ave. - Court Room
Thursday, November 13, 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*

ACTION ON OTHER BUSINESS

1. LUB25-06: Highlands Landing Corp. – 326 Shore Dr., B100 L27 – New Hearing Date & Location
2. 2026 Master Plan Planning SubCommittee Sign-up

APPROVAL OF MINUTES

3. 09/11/2025 LUB Minutes

RESOLUTIONS

4. **LUB Res 2025-25** Amending Appointment of Board Attorney for Calendar Year 2025 and Authorizing Award of a Non-Fair and Open Contract for Professional Legal Services

HEARINGS ON NEW BUSINESS

5. LUB25-02: Kubis – 260 Navesink Ave., B119 L2.01
6. LUB25-10: Solar Powered 44 – 44 Miller St., B58/7.01

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. 11, 2025



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

LAND USE BOARD RESOLUTION 2025-25

AMENDING APPOINTMENT OF LAND USE BOARD ATTORNEY FOR THE CALENDAR YEAR 2025 & AUTHORIZING THE AWARD OF A NON-FAIR AND OPEN CONTRACT FOR PROFESSIONAL LEGAL SERVICES

WHEREAS, on January 9, 2025, by way of LUB Resolution No. 2025-04, Dustin F. Glass, Esq., of Semeraro & Fahrney LLC was appointed as Land Use Board Attorney and awarded a professional services contract for professional legal services provided for the period of January 1, 2025 through December 31, 2025; and

WHEREAS, by way of LUB Resolution No. 2025-04, the Chief Financial Officer determined and certified in writing that the value of the contract will exceed \$17,500; and

WHEREAS, effective October 6, 2025, Dustin Glass, Esq. changed law firms and is associated with the firm of Padula Law Group, LLC; and

WHEREAS, the Padula Law Group, LLC has completed and submitted a Business Entity Disclosure Certification which certifies that their Law Office has not made any reportable contributions to a political or candidate committee in the Borough of Highlands in the previous one year, and that the contract will prohibit them from making any reportable contributions through the term of the contract; and

WHEREAS, the Padula Law Group, LLC has completed and submitted a Political Contribution Disclosure form in accordance with P.L. 2005, c271; and

WHEREAS, the Land Use Board wishes to continue using Mr. Glass and award a non-fair and open contract to the Padula Law Group, LLC; and

WHEREAS, in light of the Land Use Board Attorney's change in law firms, the Land Use Board wishes to amend and replace the award of contract so as to reflect the Land Use Board Attorney's new law firm; and

WHEREAS, this amended contract is awarded to Dustin F. Glass, Esq., of the law firm of Padula Law Group, LLC on substantially the same terms and conditions as set forth in LUB Resolution No. 2025-04.

NOW, THEREFORE, BE IT RESOLVED by the Land Use Board of the Borough of Highlands, County of Monmouth, State of New Jersey, as follows:

1. Effective as of October 6, 2025, Dustin F. Glass, Esq. of the law firm of Padula Law Group, LLC is hereby appointed as Land Use Board Attorney for the calendar year 2025 and is awarded a professional services contract for professional legal services for the balance of the one-year term ending December 31, 2025.

2. The Professional Legal Services Contract that was awarded by way of LUB Resolution No. 2025-04 is hereby amended and replaced with a contract for legal services awarded to Dustin F. Glass, Esq. of the law firm of the Padula Law Group, LLC on substantially the same terms and conditions.
3. The Board Chair and Board Secretary are hereby authorized to sign a contract for Professional Legal Services with Dustin F. Glass, Esq. of the law firm of the Padula Law Group, LLC in accordance with the terms of this Resolution.
4. This contract is awarded without competitive bidding as a “professional service” in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a)(i) because it is for services performed by persons authorized to practice a recognized profession.
5. This resolution shall take effect immediately.
6. That a certified copy of this resolution as well as the contract shall be placed on file with the Borough Clerk and shall be forwarded by the Borough Clerk to the Chief Financial Officer, and to Dustin Glass, Esq.
7. All previous Resolutions and/or orders and directives of Borough employees or officials, which are contrary to or inconsistent with the terms of this Resolution, are hereby rescinded, repealed and otherwise deemed ineffectual, to the extent of their inconsistency.

BE IT FURTHER RESOLVED that the Board secretary is hereby authorized and directed to cause a notice of this decision to be published in the official newspaper.

Robert Knox, Chairman
Borough of Highlands Land Use Board

ON MOTION OF:

SECONDED BY:

ROLL CALL:

YES:

NO:

ABSTAINED:

INELIGIBLE:

ABSENT:

DATED: November 13, 2025

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Highlands Land Use Board, Monmouth County, New Jersey at a public meeting held on November 13, 2025.

Nancy Tran, Secretary
Borough of Highlands Land Use Board



Borough of Item 5.
151 Navesink Ave.
Highlands, NJ 07732
(732) 872-1224
www.highlandsnj.gov

LAND USE BOARD APPLICATION

FOR OFFICIAL USE

Date Rec'd: 2/28/2025 Application #: UB25-02 Fee: \$125.00 ck# 165
Escrow: \$750.00 ck# 166 Escrow Acct#: T-03-56-875-000-207

1. APPLICANT

Name: James Kubis
Address: 260 Navesink Ave
City: Highlands State: NJ Zip: 07732
Phone: 215-310-8544
Email: jimkub001@gmail.com
Relation to property: Owner

2. OWNER

Name: James Kubis
Address: 260 Navesink Ave
City: Highlands State: NJ Zip: 07732
Phone: 215-310-8544
Email: jimkub001@gmail.com

3. TYPE OF APPLICATION (Check all that apply)

- ☐ Minor Subdivision
- ☐ Major Subdivision – Preliminary
- ☐ Major Subdivision – Final
- ☐ Minor Site Plan
- ☐ Major Site Plan – Preliminary
- ☐ Major Site Plan – Final
- ☒ Variance
- ☐ Use Variance

- ☐ Appeal – Zoning Denial date _____
- ☐ Appeal – Land Use Decision date _____
- ☐ Informal Concept Plan Review
- ☐ Extension of Approval
- ☐ Revision/Resubmission of Prior Application
- ☐ Other _____

4. PROPERTY INFORMATION

Block 119 Lot(s) 2.01 Address: 260 Navesink Ave
Lot size 7973 SQ FT # of Existing Lots 1 # of Proposed Lots 1
Zone R203 Are there existing Deed Restrictions or Easements? ☒ No ☐ Yes – Please attach copies
Has the property been subdivided? ☒ No ☐ Yes If yes, when? _____
Attach copies of approved map or approved resolution
Property taxes paid through Current Sewer paid through 5/2025

5. ATTORNEY (A corporation, LLC, Limited Partnership, or S-Corp must be represented by a NJ attorney)

Name: N/A
Address: _____
Phone: _____ Email: _____



Borough of Item 5.
151 Navesink Ave.
Highlands, NJ 07732
(732) 872-1224
www.highlandsnj.gov

6. APPLICANT'S OTHER PROFESSIONAL(S) – Engineer, Planner, Architect, etc.

Name: Anthony M. Condouris
Address: 20 Bingham Ave, Rumson NJ

Phone: 732-842-3800
Email: Info@amcarchitect.com

Name: _____
Address: _____

Phone: _____
Email: _____

7. LAND USE

A. PROPERTY HISTORY –Describe in detail, nature of prior use(s) on the site, start date of such use, any prior Land Use Board applications for this site (attach copy of resolution, if applicable), history of current ownership, etc.

Is a single family home built in 1904 was purchased by current owner(Myself) in 7/2023 and have
enjoy it with my wife as our primary home and enjoying everything Highlands has to offer.
The previous owner purchased in 2021 shared with his wife and applied interior and exterior
design improvements and upgrades, unfortunately his career took him down south and led us to
this opportunity.
The prior owner goes back over 15 years who used the residence as his primary residence.

B. PROPOSED PLAN –Describe in detail, proposed use for property, including, but not limited to: 1) portion to be subdivided; 2) sell lot only; 3) construct house(s) for sale; 4) how trash will be disposed; 5) landscaping; 6) hours of operation; 7) type of goods/services; 8) fire lane. Attach additional sheets if necessary.

Home will remain as a Single Family home for my wife and I as our primary home. Adding an
upper deck and replacing a lower back deck.
All construction will be professionally done and a dumpster will be used for trash collection. No
landscaping adjustment planned.

C. ADDITIONAL INFORMATION:

		Existing	Proposed
Residential:	How many dwelling units?	<u>1</u>	<u>no change</u>
	How many bedrooms in each unit?	<u>3</u>	<u>no change</u>
	How many on-site parking spaces?	<u>2</u>	<u>no change</u>
Commercial:	How many commercial uses on site?	<u>N/A</u>	<u>N/A</u>
	How many on-site parking spaces?	<u>N/A</u>	<u>N/A</u>



8. VARIANCE REQUESTS Complete section(s) related to the relief being requested.

	Req'd	Exist.	Prop'd
Minimum Lot Requirements			
Lot Area			
Frontage			
Lot Depth	100	75	75
Minimum Yard Requirements			
Front Yard Setback			
2 nd Front Yard Setback			
Rear Yard Setback			
Side Yard Setback, right			
Side Yard Setback, left	3.0	2.8	2.8
Building Height			

	Req'd	Exist.	Prop'd
Accessory Structures			
Fence/Wall Height			
Garage/Shed Height			
Garage/Shed Area			
Pool Setback			
Parking Requirements			
On-site Parking Spaces			
Other (please add)			

9. OTHER RELIEF REQUESTED Please specify relief(s) and explain below.

None.



Item 5.
Borough of Highlands
151 Navesink Ave.
Highlands, NJ 07732
(732) 872-1224
www.highlandsnj.gov

10. NOTARIZED SIGNATURE OF APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual Applicant, or that I am an Officer of the Applicant authorized to sign the application for the business organization. Additionally, I certify that the survey or plans submitted with this application shows and discloses the premises in its entirety, and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

SWORN & SUBSCRIBED to before me this <u>26</u> day of <u>February</u> 20 <u>25</u> (year) <u>Kevin Rooney</u> (notary) (Seal)	<u>[Signature]</u> Signature <u>JAMES KUBIS</u> Print Full Name KEVIN ROONEY Notary Public, State of New Jersey Commission # 50170501 My Commission Expires Sept. 1, 2026	<u>2-26-25</u> Date
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11. NOTARIZED CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this <u>26</u> day of <u>February</u> 20 <u>25</u> (year) <u>Kevin Rooney</u> (notary) (Seal)	<u>[Signature]</u> Signature <u>James Kubis</u> Print Full Name KEVIN ROONEY Notary Public, State of New Jersey Commission # 50170501 My Commission Expires Sept. 1, 2026	<u>02/26/2025</u> Date
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12A. DISCLOSURE STATEMENT Circle all that apply.

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

Is this application to subdivide a parcel of land into six (6) or more lots?	Yes	☐ No
Is this application to construct a multiple dwelling of 25 or more units?	Yes	☐ No
Is this an application for approval of a site(s) for non-residential purposes?	Yes	☐ No
Is this Applicant a corporation?	Yes	☐ No
Is the Applicant a limited liability corporation?	Yes	☐ No
Is the Applicant a partnership?	Yes	☐ No

If you circled **YES** to any of the above, please complete the following Ownership Discloser Statement (use additional sheets if necessary).



12B. BUSINESS ORGANIZATION OWNERSHIP DISCLOSURE STATEMENT

Name of Corporation, Partnership, LLC, LLP, S-Corp:
N/A

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above referenced business organization:

NAME	ADDRESS
N/A	

*If a corporation or a partnership owns 10% or more of the stock of a corporation, or 10% or great interest in a partnership, that corporation or partnership shall list the names and address of its stockholders holding 10% or more of its stock or 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% owner ship criterion established have been listed.

SWORN & SUBSCRIBED to before me this	
_____ day of _____ 20____ (year)	
_____ (notary)	
(Seal)	

_____ Signature (Officer/Partner)	_____ Date
_____ Print Full Name	_____ Title



Borough of Highlands

151 Navesink Ave
Highlands, NJ 07732
Phone: (732) 872-1224

Control #: Z-0187

Date Issued: 2/3/2025

Item 5.

DENIAL OF ZONING PERMIT

IDENTIFICATION

Work Site Location:	260 NAVESINK AVE	Block:	119	Lot:	2.01	Zone:	R203
Owner in Fee:	KUBIS, JAMES	Contractor/Agent:					
Address:	161 MOUNTAIN VIEW DRIVE	Address:					
	POCONO LAKE PA 18347						
Telephone:	215-310-8544	Telephone:					
		Contractor License No:					

For the project/work located at the above address, your application for a permit to:

EXTEND DECK AND ADD NEW DECK TO SECOND STORY AS PER DRAWING.

has been denied for noncompliance with provisions of Sections: of the Municipal Zoning Ordinance for the following reasons:

Deck must be a minimum of 3 feet from the side property line, 2.8 feet is proposed.

§ 21-65.27 Yards, Courts and Exposures.

A. A terrace or deck shall not be considered in the determination of yard size or lot coverage, provided, however, that such terrace or deck is unroofed and without walls, parapets, or other form of enclosure. Such terrace or deck, however, may have an open guard railing not over three (3) feet high, and shall not project into any yard to a point closer than three (3) feet from any lot line. Any deck that extends above the elevation of the first floor of the principal structure shall meet the setback requirements for that principal structure.

Information on procedures for an appeal of this decision to the Land Use Board can be obtained from the Secretary of the Land Use Board. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the Land Use Board and can obtain from the Secretary of the Land Use Board the required forms.

The permit which you submitted has been placed in the inactive files in the Zoning Department. Please contact this office to reactivate the permit.

Denied by:

Courtney Lopez

Zoning Official

From: Landuse Secretary landuse@highlandsnj.gov
Subject: RE: 260 Navesink
Date: February 26, 2025 at 16:00
To: Kevin Rooney, Cashier cashier@highlandsnj.gov
Cc: jimbub001@gmail.com

Thank you much 😊

From: Kevin Rooney, Cashier <cashier@highlandsnj.gov>
Sent: Wednesday, February 26, 2025 3:44 PM
To: Landuse Secretary <landuse@highlandsnj.gov>
Cc: jimbub001@gmail.com
Subject: 260 Navesink

Hi Nancy, this email is to serve as proof that 260 Navesink Ave is currently paid up on their sewer. Let me know if you have any questions.

Thanks!

Kevin Rooney
Borough of Highlands
151 Navesink Ave
Highlands, NJ 07732
732-872-1224 x204

BLQ: 119. 2.01
Owner Name: KUBIS, JAMES

Tax Year: 2025 to 2025
Property Location: 260 NAVESINK AVE

Tax Year: 2025	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	3,113.06	3,113.05	0.00	0.00	6,226.11
Payments:	3,113.06	0.00	0.00	0.00	3,113.06
Balance:	0.00	3,113.05	0.00	0.00	3,113.05

Date	Qtr	Type	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2025 Prin Balance
		Description								
		Original Billed						6,226.11		6,226.11
01/28/25	1	Payment	001	967072092	CK	13719	227 DONNA	3,113.06	0.00	3,113.05
		CORELOGIC #660								

Total Principal Balance for Tax Years in Range: 3,113.05

From: Kathleen Shaw kshaw@highlandsnj.gov 
Subject: Re: Flood Zone Confirmation
Date: February 19, 2025 at 14:47
To: Jim Kubis jimkub001@gmail.com
Cc: Nancy Tran clerk@highlandsnj.gov

Jim

I will call you and review how to's with you over the phone. I am providing you with a screen shots:

Q Address ▾

Search

Parcel ID: 1319_119_2.01

260 Navesink Ave, Highlands, NJ 07732

Share public profile

Edit property ▾

Overview

Activity

Records

Files



Warnings

Edit warnings

No warnings

Flood info

Preliminary FIRM ▾

Flood zone

X

260 Navesink Ave, Highlands, NJ 07732

Share public profile

Edit property ▾

Overview

Activity

Records

Files

Flood info

Preliminary FIRM ▾

Flood zone

X

Base Flood Elevation

Add

Design Flood Elevation

Add

Datum

NAVD88

FIRM Panel Effective Date

-

FIRM panel

34025C0088H

FEMA MSC Products

Link



260 Navesink Ave, Highlands, NJ 07732

✉ Share public profile

Edit property ▾

Overview

Activity

Records

Files

Flood info

Preliminary FIRM ▾

Flood zone	X
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	-
FIRM panel	34025C0088H
FEMA MSC Products	Link
Initial FIRM date	9/3/1971
Pre or Post-FIRM	Pre-FIRM
In CBRS	No
In OPA	No
In Floodway	No

Speak with you soon.

Kathy Shaw

Kathaleen Shaw, CRS Coordinator

proposed alterations and addition for

KUBIS RESIDENCE

260 NAVESINK RESIDENCE
HIGHLANDS, NEW JERSEY
BLOCK 119 ~ LOT 2.01

ZONING DATA (R-2.03)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	5,000 SQ. FT.	7,973 SQ. FT.	7,973 SQ. FT.	
MINIMUM LOT FRONTAGE				
NAVESINK AVENUE	50 FT.	76.23 FT.	76.23 FT.	
SOUTH LINDEN AVENUE	50 FT.	99.49 FT.	99.49 FT.	
MINIMUM LOT DEPTH	100 FT.	75.00 FT.	75.00 FT.	EXISTING NON CONFORMITY
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK				
NAVESINK AVENUE	20 FT.	23.3 FT.	23.3 FT.	
SOUTH LINDEN AVENUE	20 FT.	51.4 FT.	51.4 FT.	
MINIMUM REAR SETBACK	20 FT.	34.5 FT.	34.5 FT.	
MINIMUM SIDE SETBACK (ONE/BOTH)	6/8 FT.	2.8 FT.	2.8 FT.	EXISTING NON CONFORMITY
MAX. BUILDING HEIGHT (FT.)	30 FT.	21.7 FT.	21.7 FT.	
ACCESSORY BUILDING				
MINIMUM REAR SETBACK	3 FT.	30.3 FT.	30.3 FT.	
MINIMUM SIDE SETBACK	3 FT.	4.0 FT.	4.0 FT.	
MAX. BUILDING HEIGHT (FT.)	15 FT.	12 FT.	12 FT.	
MAXIMUM BUILDING COVERAGE	30 %	16.18 %	16.18 %	
MAXIMUM LOT COVERAGE	75 %	37.17 %	37.10 %	

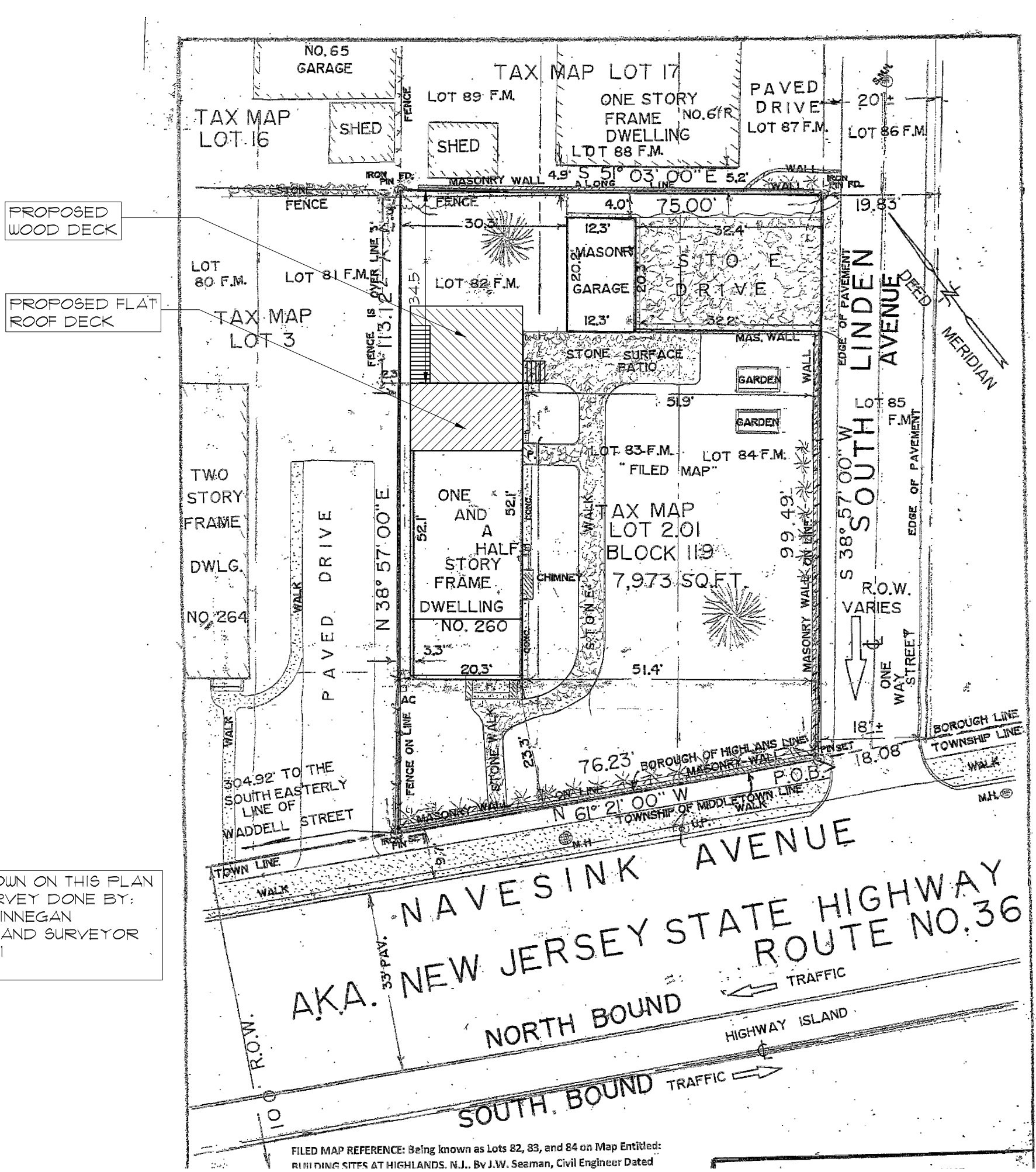
BUILDING DEPARTMENT DATA			
	EXISTING	ADDED	COMBINED
HABITABLE SPACES			
FIRST FLOOR	1,040 SQ. FT.	0 SQ. FT.	1,040 SQ. FT.
SECOND FLOOR	600 SQ. FT.	0 SQ. FT.	600 SQ. FT.
TOTAL	1,640 SQ. FT.	0 SQ. FT.	1,640 SQ. FT.
OTHER SPACES			
VOLUME	26,232 CU. FT.	(~467) CU. FT.	25,765 CU. FT.
CONSTRUCTION CLASS		5B	
USE GROUP		R-5	

* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

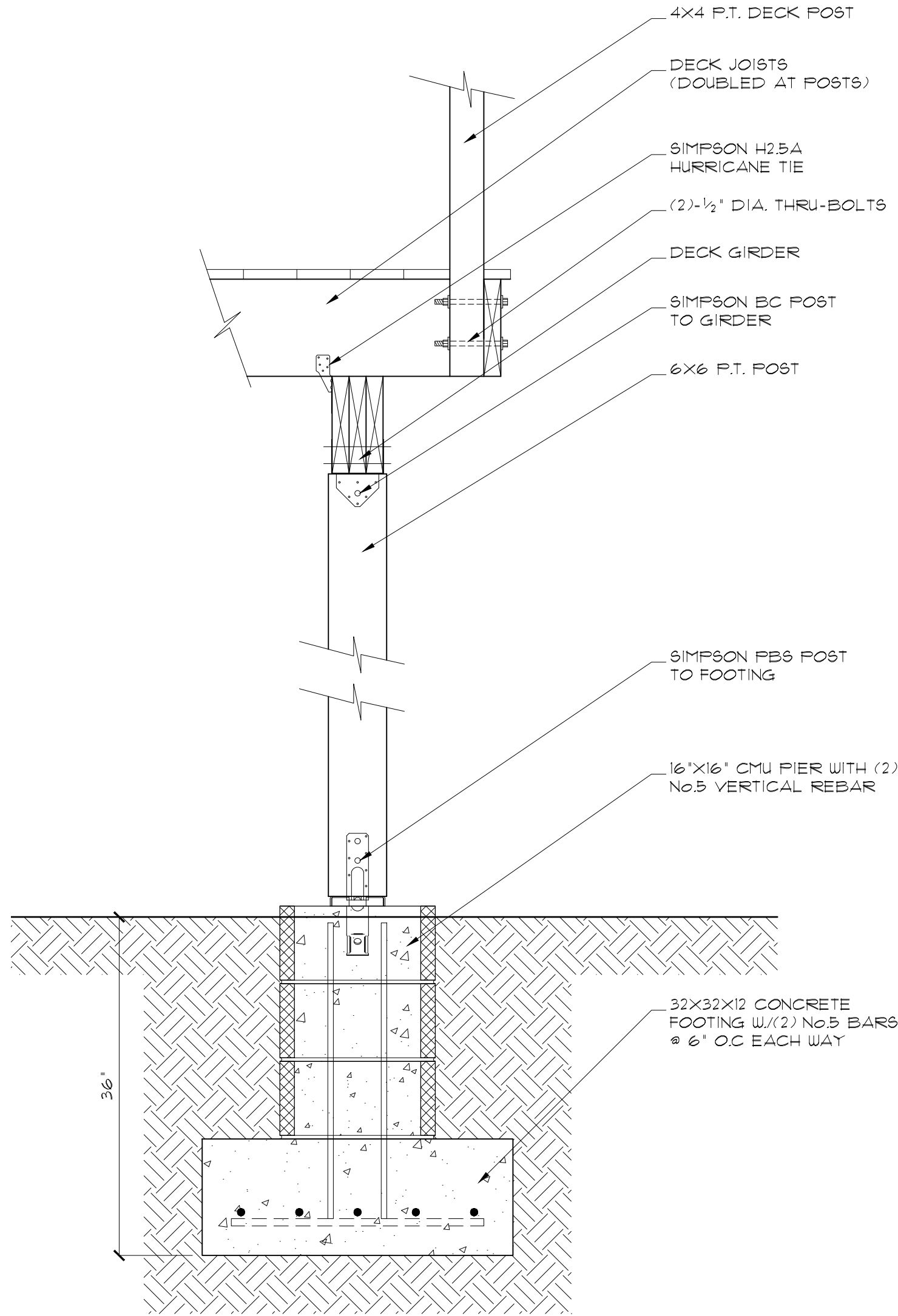
INFORMATION SHOWN ON THIS PLAN
IS BASED ON SURVEY DONE BY:
THOMAS CRAIG FINNEGAN
PROFESSIONAL LAND SURVEYOR
N.J. L.C. No. 38601
DATED 07/13/23.

ABBREVIATION LEGEND	
CJ.	CEILING JOISTS
CMU	CONCRETE MASONRY UNIT
FJ.	FLOOR JOISTS
FLR.	FLOOR
FTG.	FOOTING
JSTB.	JOISTS
MIL.	MILLIMETER
ML.	MICROLLAM
MO.	MASONRY OPENING
O.C.	ON CENTER
OSB	ORIENTED STRAND BOARD
PSL	PARALLEL STRAND LUMBER
RAFT.	RAFTERS
S.B.	SOLID BLOCKING
T&G	TONGUE AND GROOVE
WM	WELDED WIRE MESH
P.T.	PRESSURE TREATED

SYMBOL LEGEND	
	BUILDING SECTION
	WALL SECTION
	ELEVATION
	DETAIL



SITE PLAN
SCALE: 1" = 20'-0"



10 TYPICAL DECK SECTION
SCALE: 1" = 1'-0"

Item 5.

20 BINGHAM AVENUE, RUMSON, NJ 07760
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

ARCHITECT

REVISIONS

CLIENT

KUBIS RESIDENCE

260 NAVESINK AVENUE
HIGHLANDS, NEW JERSEY

JOB NUMBER
24-056

LOT
2.01

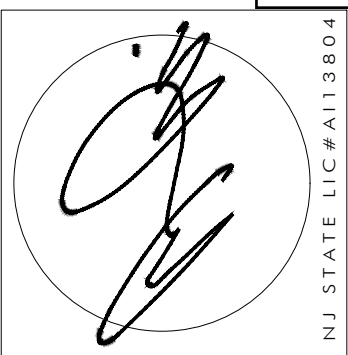
DATE

04/08/24

SHEET NO.

A-1

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

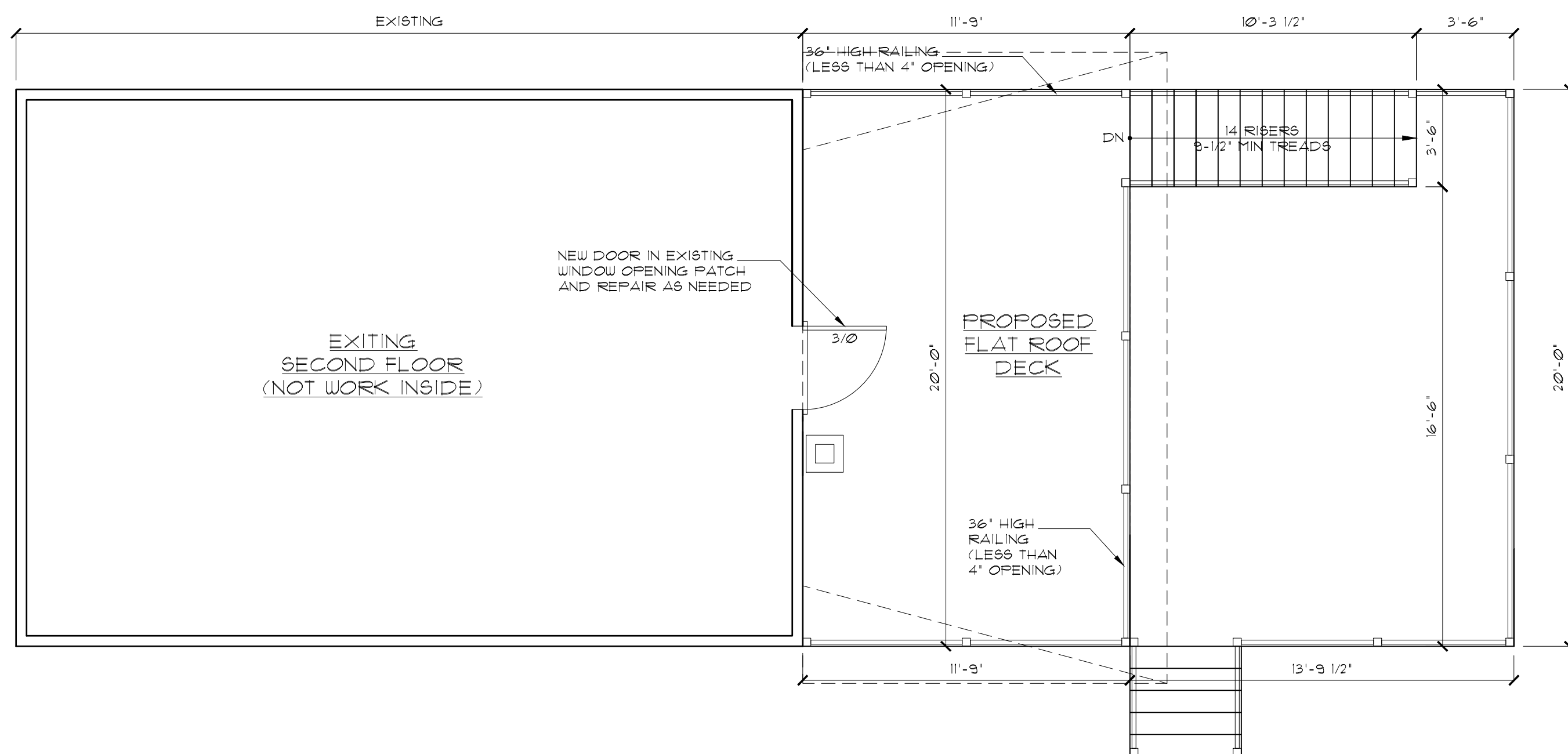


ANTHONY M. CONDO ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07760
phone: 732-842-3800 ~ fax: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS	DATE
Δ	

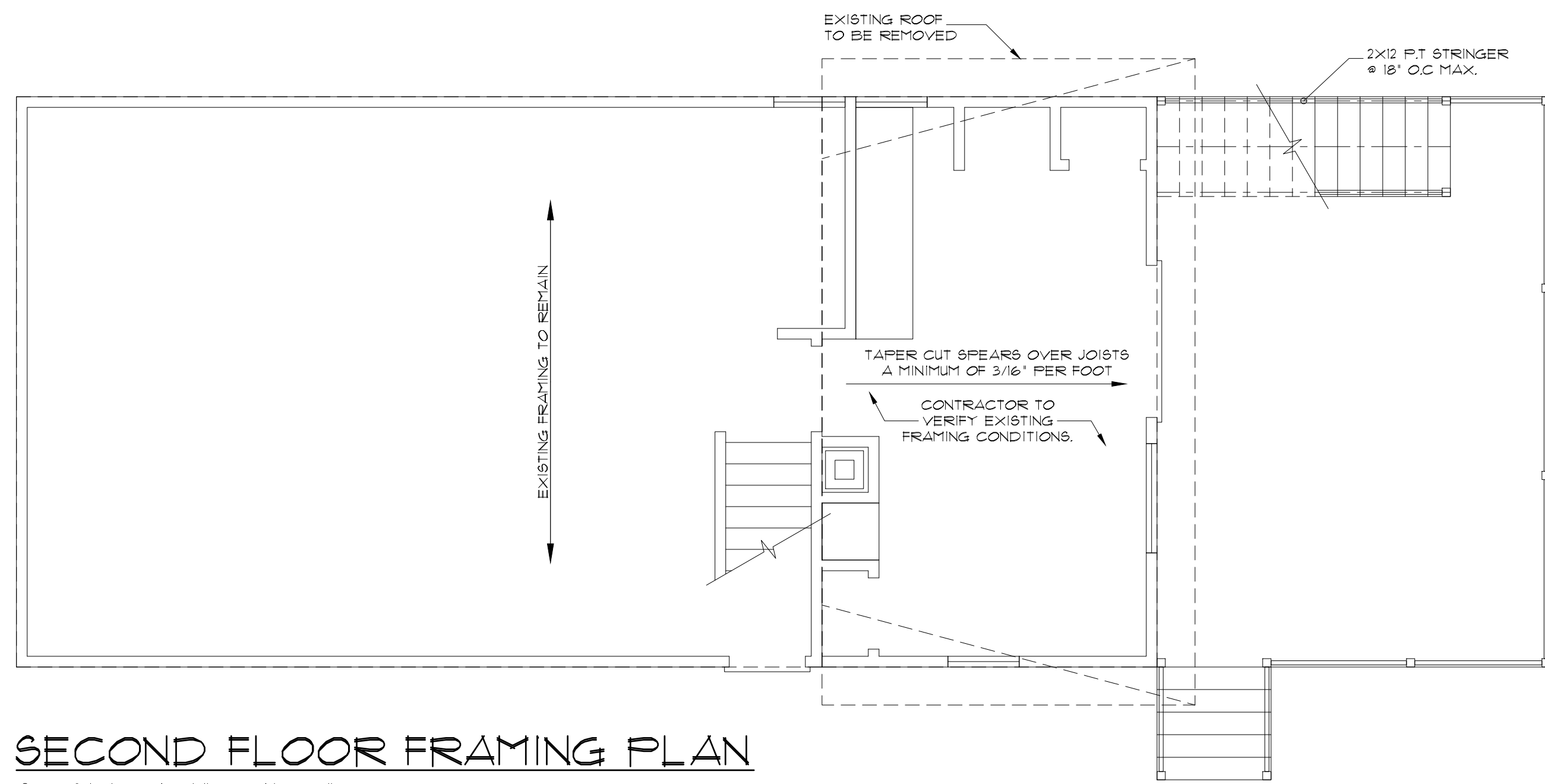
CLIENT	KUBIS RESIDENCE
ADDRESS	260 NAVESINK AVENUE HIGHLANDS, NEW JERSEY
JOB NUMBER	24-056
BLOCK	119
LOT	201

DRAWN BY	JM
DATE	04/08/24
SHEET NO.	A-3



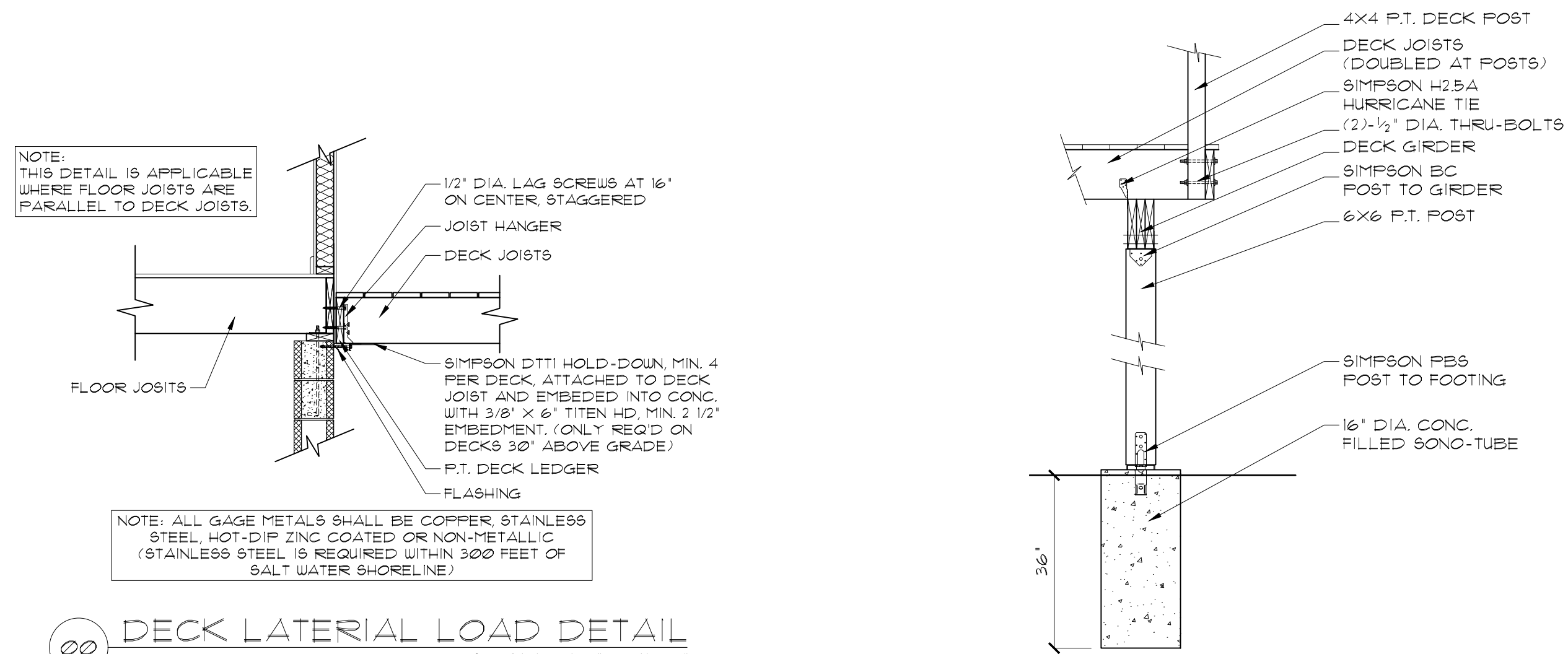
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

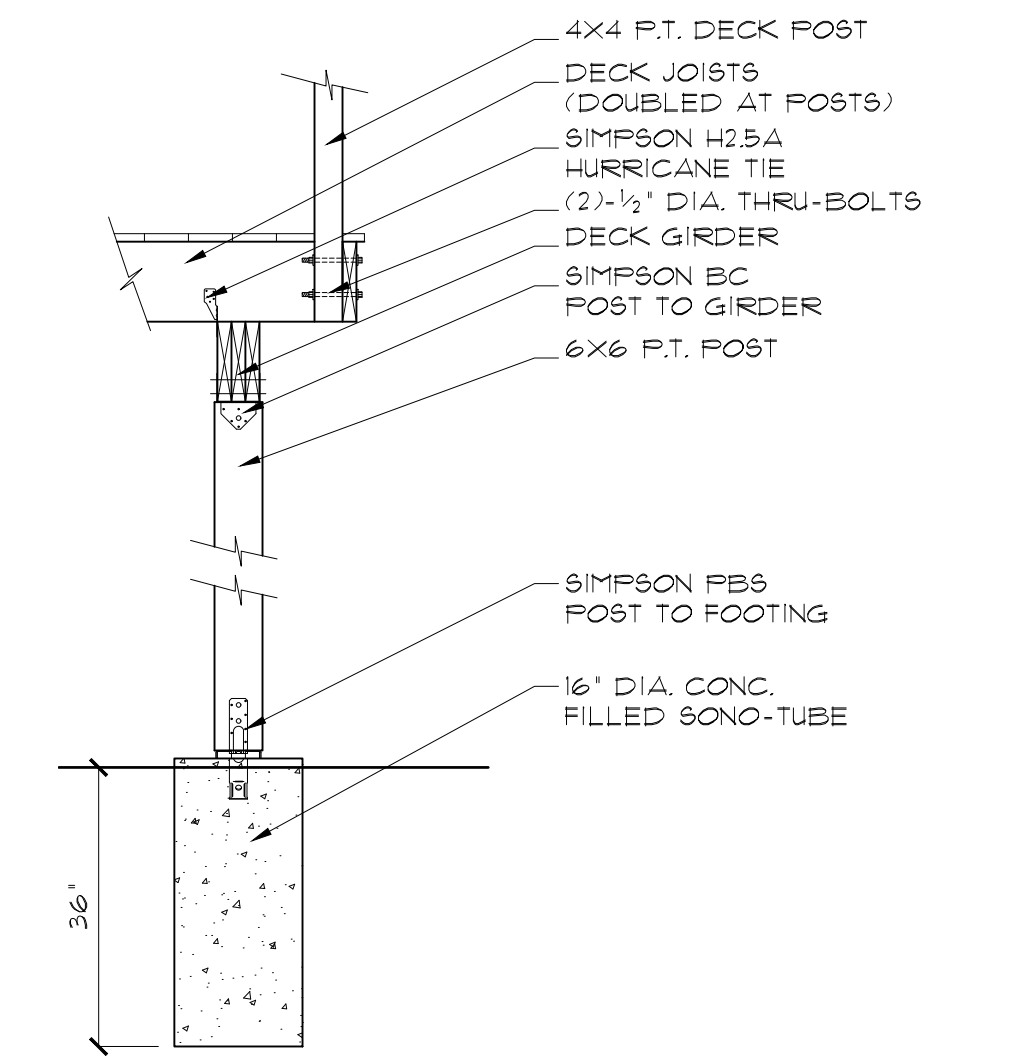


SECOND FLOOR FRAMING PLAN

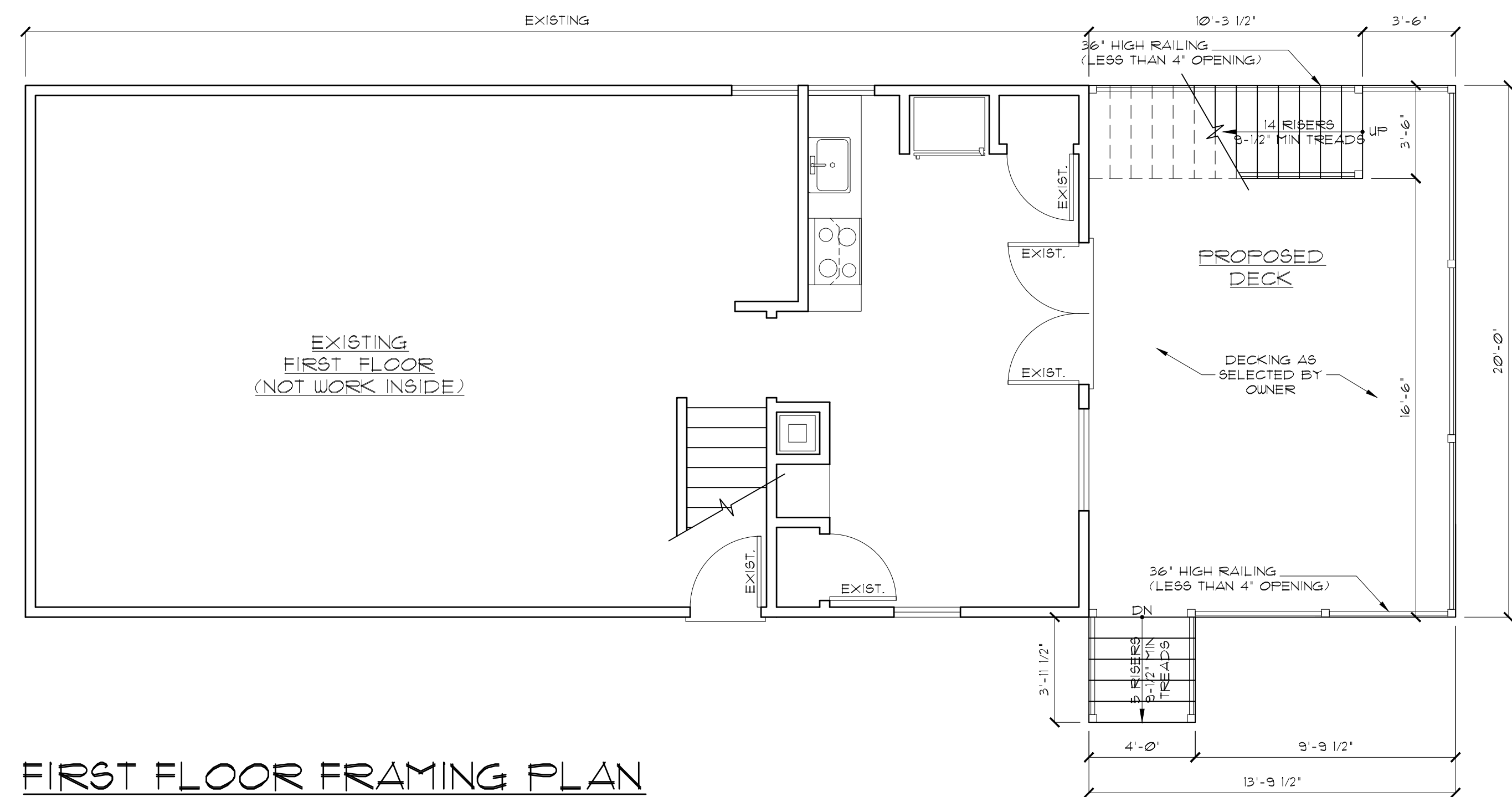
SCALE: 1/4" = 1'-0"



00 DECK LATERAL LOAD DETAIL
SCALE: 1/2" = 1'-0"

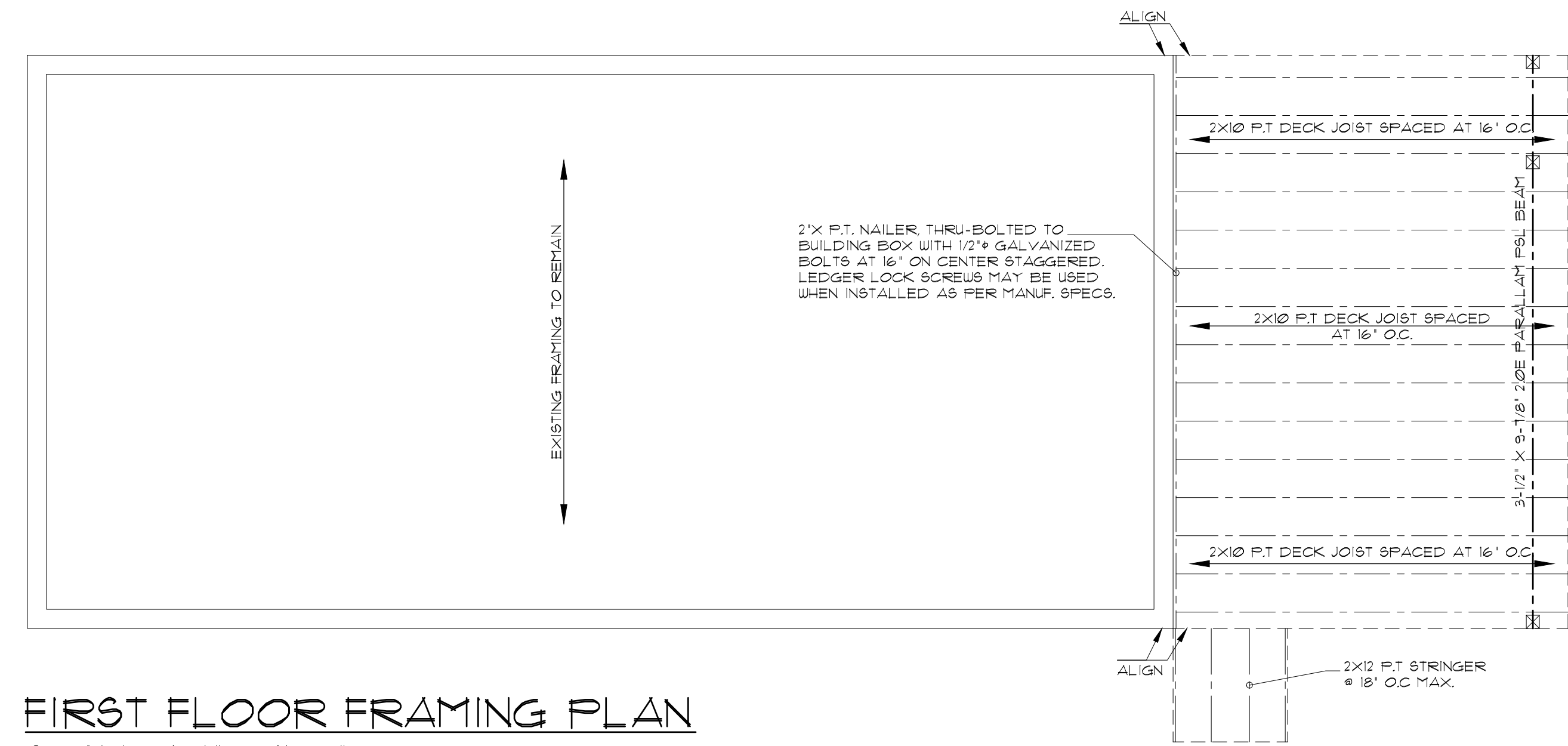


10 SONOTUBE DETAIL
SCALE: 1" = 1'-0"



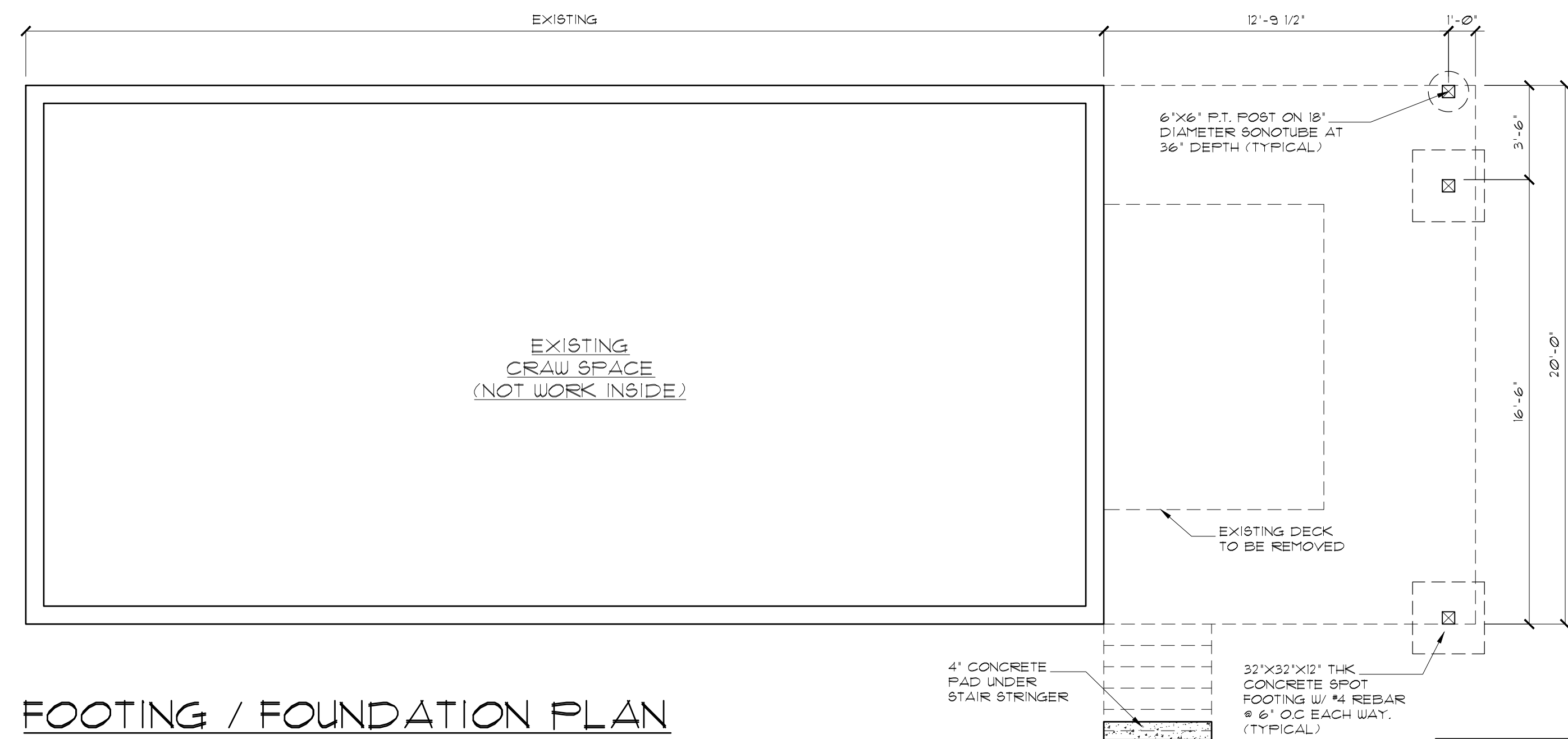
FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



FOOTING / FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.



Model No.	Dimensions (in.)			Fasteners			
				Nails		SD Screws	
	W	H	B	Header	Joist	Header	Joist
LUS262	1 9/16	4 3/4	1 3/4	4-10d	4-10d	-	-
LUS282	1 9/16	6 5/8	1 3/4	6-10d	6-10d	6-SD #9x2 1/2	4-SD #9x2 1/2
LUS210Z	1 9/16	7 13/16	1 3/4	8-10d	4-10d	8-SD #9x2 1/2	4-SD #9x2 1/2
LUS26-22	3 1/8	4 7/8	2	4-16d	4-16d	4-SD #10x2 1/4	4-SD #10x2 1/4
LUS210-22	3 1/8	9	2	6-16d	6-16d	8-SD #10x2 1/4	6-SD #10x2 1/4

1. □ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

LUS Joist Hangers



Model No.	Fasteners			
	Nails		SD Screws	
	To Joist	To Beam	To Joist	To Beam
H1Z	6-8dx1½	4-8dx1½	6-SD #9x1½	4-SD #9x1½
H2.5Z	5-8dx1½	5-8dx1½	5-SD #9x1½	5-SD #9x1½
H8Z	5-10dx1½	5-10dx1½	5-SD #9x1½	5-SD #9x1½

1. indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

H Hurricane Ties



Typical HUC Installation (LUC Similar)

Model No.	Dimensions (in.)			Fasteners			
				Nails		SD Screws	
	W	H	B	Header	Joist	Header	Joist
LUC26Z	1 9/16	4 3/4	1 3/4	6-10d	4-10d x1/4"	6-SD #9x2 1/2"	4-SD #9x1 1/2"
LUC210Z	1 9/16	7 3/4	1 3/4	10-14d	6-10d x1/4"	10-SD #9x2 1/2"	6-SD #9x1 1/2"
HUC26-2Z	3/8	5 3/8	2 1/2	12-16d	6-10d	-	-
HUC28-2Z	3/8	7	2 1/2	14-16d	6-10d	-	-
HUC210-2Z	3/8	8 13/16	2 1/2	18-16d	10-10d	-	-

1. ☐ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

LUC, HUC Joist Hangers

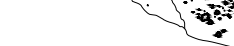


Typical BCS
Installation (BC
Similar)

Model No.	Dimensions (in.)						Fasteners			
	W1	W2	L1	L2	H1	H2	Nails		SD Screws	
							Beam Flange	Poet Flange	Beam Flange	Poet Flange
BC4Z	3 9/16	3 9/16	2 7/8	2 7/8	3	3	6-16d	6-16d	6-SD #10x1 1/2	6-SD #10x1 1/2
BC6Z	5/12	5/12	4/38	4/38	3/38	3/38	12-16d	12-16d	-	-
BCS2-24Z	3 1/8	3 9/16	2 7/8	2 7/8	2 1/16	2 1/16	8-10d	6-10d	8-SD #9x2 1/2	6-SD #9x2 1/2
BCS2-36Z	4 5/8	5 9/16	4/38	2 7/8	2 1/16	2 1/16	12-16d	6-16d	-	-

1. ☐ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

BC, BCS Post Caps



Typical PBS

Model No.	Dimensions (in.)				Post Fasteners			
	W	L	H	HB	Nails	SD Screws	Machine Bolts	
							Qty.	Dia.
PBS44AHDG	3 9/16	3 1/2	6 1/4	3 7/16	14-16d	14-SD #10x1½	2	1/2
PBS66HDG	5 1/2	5 3/8	6 1/2	3 11/16	14-16d	-	2	1/2

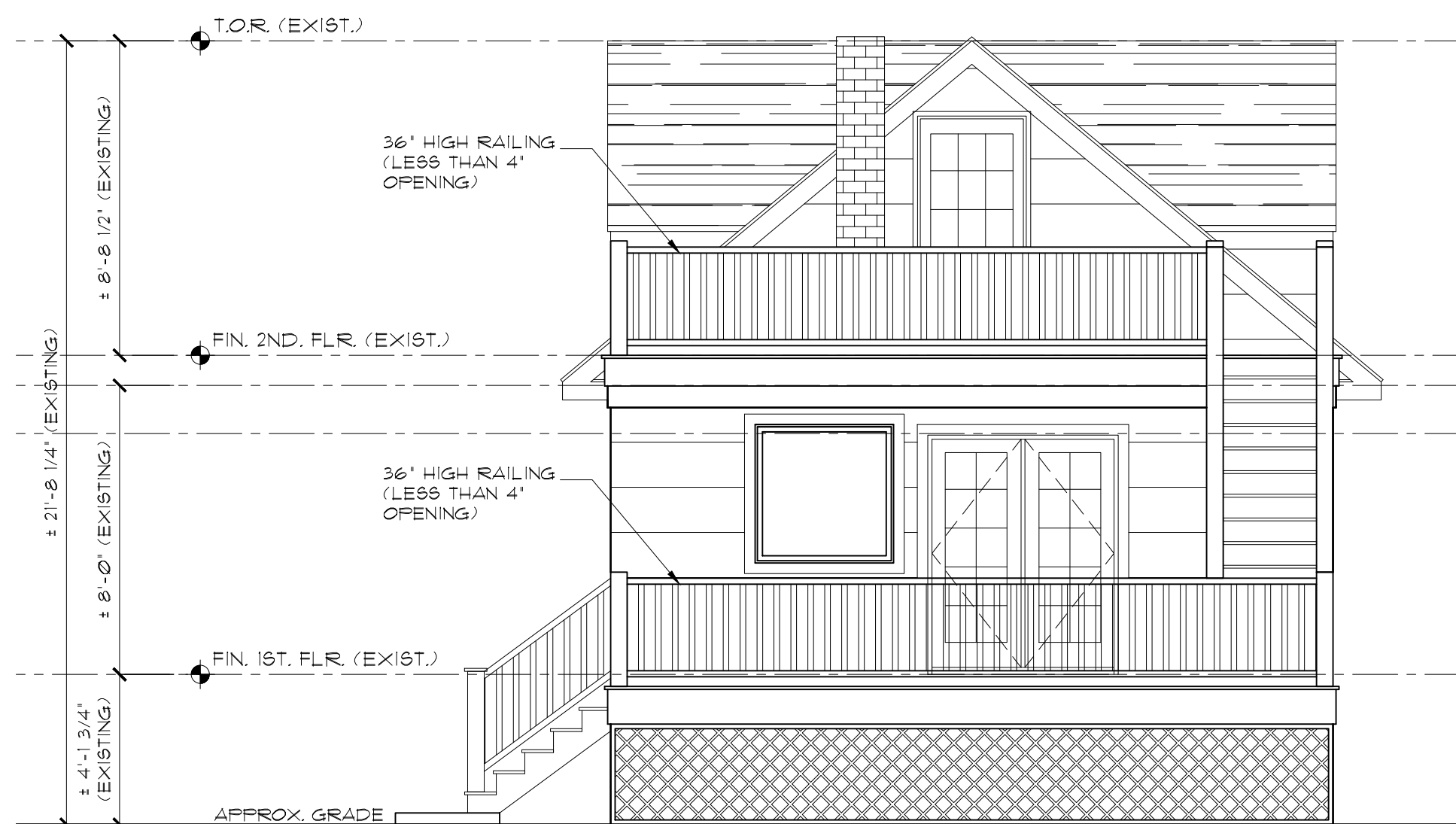
1. Refer to current Wood Construction Connectors catalog for additional information.

PBS Post Bases



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



Roberts
ENGINEERING GROUP LLC
Women Business Enterprise Certified

1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

March 14, 2025

Nancy Tran
Land Use Board Secretary
Borough of Highlands Land Use Board
151 Navesink Avenue
Highlands, New Jersey 07732

Re: Completeness Review 1
Applicant: James Kubis
260 Navesink Avenue
Block 119, Lot 2.01
Borough of Highlands, Monmouth County, New Jersey
Our File No.: HLPB2025-02

Dear Ms. Tran:

As requested, we have reviewed the above referenced application in accordance with the Borough of Highlands Zoning and Land Use Regulations. The Applicant seeks to extend an existing deck and construct a new deck to the second story and is seeking bulk variances. The Applicant received a Denial of Zoning Permit on February 3, 2025, for non-compliance of bulk requirements and must seek Planning Board approval.

The subject property is a one and a half-single-story frame dwelling with decking, detached 1-story garage and other site improvements on a 7,973-sf lot located in the R-2.03 Zone. The dwelling dates from the year 1904, according to the Applicant. The lot is located on the northwest corner of Navesink Avenue (NJ State Highway No. 36) northbound and South Linden Avenue (one-way). Driveway access is South Linden Avenue. The southern property line borders the Township of Middletown. The property is located within the X Flood Hazard zone and within the Steep Slopes Area.

We have reviewed the following documents submitted in support of the above referenced application for completeness purposes:

1. Copy of Land Use Board Application for Variance, dated February 28, 2025.
2. Copy of a Denial of Zoning Permit issued on February 3, 2025, by Courtney Lopez, Zoning Officer for the Borough of Highlands.
3. Copy of a plan set entitled, "Proposed Alterations and Addition for Kubis Residence, 260 Navesink Residence, Highlands, New Jersey, Block: 119 Lot: 2.01", prepared by Anthony M. Condouris Architect, dated April 8, 2024, signed, and consisting of 4 sheets.

We offer the following comments and recommendations for the Planning Board's consideration:

I. ZONING

1. This property is located in the R-2.03 Residential District.
2. The lot is located within the designated Steep Slope Area of the Borough of Highlands.

A Steep Slope is considered a slope area greater than 10 percent. The areas of Highlands designated as Steep Slopes include any properties south of Shore Drive and the Highlands-Sea Bright Bridge, including Blocks 1 through 29, inclusive, Blocks 34 through 38, inclusive, Blocks 40, 60, and 61, and Blocks 103 through 120, inclusive, as described by the Tax Assessment Map of the Borough of Highlands.

3. The Applicant requires three (3) bulk variances. To be entitled to bulk “c” variance relief, the applicant must provide proof to satisfy the positive and negative criteria pursuant to N.J.S.A 40:55D-70c for bulk variances.
4. The following bulk requirement summary is provided for the Board’s reference. In accordance with Ordinance §21-85, existing and proposed bulk deficiencies which require bulk “c” variances are noted as follows:

Schedule I – Bulk and Area Requirements			
R-1.01 Residential Zone	Required	Existing	Proposed
Min. Lot Area (sf)	5,000	7,973	7,973
Lot Frontage/Width (ft)			
Navesink Avenue	50	76.23	76.23
South Linden Avenue	50	99.49	99.49
Min. Lot Depth (ft)	100	75**	75*
Principal Building			
Min. Front Yard Setback (ft)	20		
Navesink Avenue		23.3	23.3
South Linden Avenue		51.4	51.4
Min. Side Yard Setback (ft)	6/8	2.3**/51.4	2.3*/51.4
Min. Rear Yard Setback (ft)	20	0	0
Max. Building Height (ft)	30	<30	<30
Accessory Building			
Min. Side Yard Setback (ft)	3.0	4.0	4.0
Min. Rear Yard Setback (ft)	3.0	0	0
Max. Building Height (ft)	15	12	12
Max Lot Coverage	75%	37.2%	TBD
Max Building Coverage	30%	16.2%	16.2%
Min. Deck Setback (ft)	3	TBD	<2.3*
On-Site Parking (spaces)	2	2	2

* Proposed Variance

** Existing non-conformity

II. CHECKLIST ITEMS

1. A key map at a scale of not less than 1" = 400 ft. **Not provided.**

Provide lot and block numbers within a 200 ft radius. Please provide before the hearing.

2. The Tax Map sheet, block, and lot numbers. **Provided.**
3. The name of the owner and all adjoining property owners and owners of property directly across the street as disclosed by the most recent municipal tax record. If there is no positive evidence of ownership of any parcel of adjoining property within two hundred (200) feet, a certificate will be presented from the custodian of tax records to that effect. **Not provided.**

Please provide a certified list of 200 ft property owners on the plan.

4. Date, name, location of site, name of owner, scale, and reference meridian. **Provided.**
5. Area of the lot and all lot line dimensions and bearings. **Provided.**
6. The location of all existing watercourses, wooded areas, easements, rights-of-way, streets, roads, highways, rivers, buildings, structures, and any other feature on the property and within seventy-five (75) feet of the property line. **Partially provided and acceptable.**
7. Location, use and ground floor area of all existing and proposed buildings, with the building setback, side line and rear yard distance. **Provided.**
8. Elevations at the corners of all proposed buildings and paved areas and at property corners if new buildings or paved areas are proposed. **Not applicable.**
9. The location and widths of existing and proposed streets servicing the site plan. **Provided.**
10. Specifications for and location of proposed surface paving and curbing. **Not applicable.**
11. Location of all structures within seventy-five (75) feet of the property. **Partially provided and acceptable.**
12. Location of off-street parking areas, with dimensions, showing proposed parking and loading spaces, with dimensions, width of proposed access drives and aisles and traffic circulation. **Not applicable.**
13. Storm water management and sanitary sewer reports, including proposed storm drainage and sanitary disposal facilities; specifically, the location, type and size of all existing and proposed catch basins, storm drainage facilities, utilities plus all required design data supporting the adequacy of the existing or proposed facilities to handle future storm flows. **Not applicable.**
14. Existing and proposed contours of the property and for seventy-five (75) feet outside the property at one (1) foot intervals when new buildings or parking areas are proposed. Spot elevations for any development in a flood hazard area. **Not provided.**

Provide spot elevations and indicate any regrading for the new deck for Steep Slope review.

15. The location and treatment of proposed entrances and exits to the public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration, deceleration

lanes, additional widths, and any other devices necessary to traffic safety and/or convenience. **Not applicable.**

16. The location and identification of proposed open space, parks, or other recreation areas. **Not applicable.**
17. The location and design of landscaping, buffer areas and screening areas showing size, species and spacing of trees and plants and treatment of unpaved areas. **Not applicable.**
18. The location of sidewalks, walkways, traffic islands and all other areas proposed to be devoted to pedestrian use. **Not applicable.**
19. The nature and location of public and private utilities, including maintenance and solid waste disposal, recycling and/or storage facilities. **Not applicable.**
20. Specific location and design of traffic control devices, signs, and lighting fixtures. The Board may require of the applicant expert testimony concerning the adequacy of proposed traffic control devices, signs, and lighting fixtures. **Not applicable.**
21. Preliminary architectural plans for the proposed buildings or structures indicating typical floor plans, elevations, heights and general design or architectural styling. **Partially provided.**

The first-floor elevation is not specified. Building height must be calculated per Borough of Highlands Section 21-8 Attachment 4.

22. The present and past status and use and contemplated use of the property and all existing buildings on the property. A cleanup plan where such is necessary because of the past or present use of the site. **Not applicable.**
23. A soil erosion and sediment control plan are required. Said plan shall be submitted to the Soil Conservation District and approval of the application shall be conditioned upon certification of the soil erosion and sediment control plan by the District. **Not applicable.**

Exemption Applications are required for projects under 5,000 square feet.

24. Soil Borings, when required by the Board Engineer. **Dependent upon method of construction.**
25. A wetlands statement provided by a qualified expert. **Not provided.**

Provide a statement by a licensed professional indicating that wetlands are or are not present on the property. A waiver is not recommended.

26. Certification statement for the required municipal signatures, stating: **Not provided.**

Please provide on the plan.

Application No. _____ approved/disapproved by the Highlands Land Use Board as a
Minor Site Plan on _____.
(date)

Chairman

Secretary

27. Certification statement for the County Planning Board approval / disapproval, if required.
Not applicable.

28. The Board may require any additional information which is reasonably necessary to ascertain compliance with the provisions of this chapter.

III. COMPLETENESS

We recommend this application be deemed INCOMPLETE.

The Applicant must provide a wetlands letter, address existing and proposed elevations with respect to steep slopes, demonstrate difference in size and location of the existing and proposed deck, and building height.

IV. GENERAL COMMENTS

1. According to §21-84-B is located within the Steep Slopes Area.
Please indicate the slope area(s) on the plan and determine if a permit is required.
Provide a note on the plan regarding the findings of the Steep Slope review.
2. The Borough's minimum side yard setback requirement is 6 ft. The existing dwelling has an existing variance condition at 2.3 ft and a proposed variance condition at 2.3 ft.

A variance is required for one existing and one proposed side yard setback.

Please update the zoning data table. The minimum side yard is noted as 2.8 ft., however the plan states 2.3 ft.
Please confirm.

3. There are no rear yards for corner lots. According to §21-8 Definitions. Please update the zoning data table.
4. A variance appears to be required for the proposed deck. Please provide dimensions and confirm. Please refer to § 21-65.27.
5. A variance is required for the lot depth.
6. Please provide the building height according to § 21-8.
7. There are two decks proposed for the lot. One is a proposed flat deck located above a rear portion of the first story of the existing dwelling with a proposed stairway to a lower proposed ground level wood deck. The Applicant has indicated that the wood deck is replacing an existing deck.

According to the Architectural plans the proposed wood deck is much larger (length and width) than the existing deck and requires footings.

The Applicant is required to provide existing and proposed elevations and determine the impact to steep slopes.

According to §21-65.27.A, *A terrace or deck shall not be considered in the determination of yard size or lot coverage, provided, however, that such terrace or deck is unroofed and*

Completeness Review
 Applicant: James Kubis
 260 Navesink Avenue
 Block 119, Lot 2.01
 Borough of Highlands, Monmouth County, New Jersey
 Our File No.: HLPB2025-02
 Page 6 of 6

without walls, parapets, or other form of enclosure. Such terrace or deck, however, may have an open guard railing not over three (3) feet high, and shall not project into any yard to a point closer than three (3) feet from any lot line. Any deck that extends above the elevation of the first floor of the principal structure shall meet the setback requirements for that principal structure.

Please confirm that the proposed flat deck is included in the existing building footage for the lot coverage.

Please indicate the existing deck on the survey.

Please dimension the existing and proposed decks.

Please provide the 3 ft deck setback lines.

Please provide the two side yard setback dimensions to the proposed wood deck.

The zoning data table on the plans shall be revised accordingly. Include a deck category on the zoning data table.

8. Please provide a breakdown of the individual impervious and pervious coverages with totals.
9. Please indicate the deck and any roof leaders. All runoffs must be directed towards the road and away from existing dwellings and the adjoining properties.
10. According to the survey, the Applicant's fence encroaches upon adjoining Lot 3 by 3 feet. Coordinate with adjoining owners on possible relocation.
11. Please provide the Freehold Soil Conservation exemption.

We will continue our review upon submission of revised plans.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Carmela Roberts, P.E., C.M.E., C.P.W.M.
 Land Use Board Engineer

cc: Michael Muscillo, Borough Administrator, (mmuscillo@highlandsborough.org)
 Dustin F. Glass, Esq., Land Use Board Attorney (dglass@semerarolaw.com)
 Courtney Lopez, Zoning Officer (clopez@highlandsborough.org)
 James Kubis, Applicant (jimkum001@gmail.com)
 Anthony M. Condouris, Applicant's Architect (info@amcarchitect.com)
 Cameron Corini, P.E., C.M.E., C.P.W.M., Roberts Engineering Group, LLC
 GS Bachman, E.I.T., Roberts Engineering Group, LLC

proposed alterations and addition for

KUBIS RESIDENCE

260 NAVESINK AVENUE
HIGHLANDS, NEW JERSEY
BLOCK 119 ~ LOT 2.01

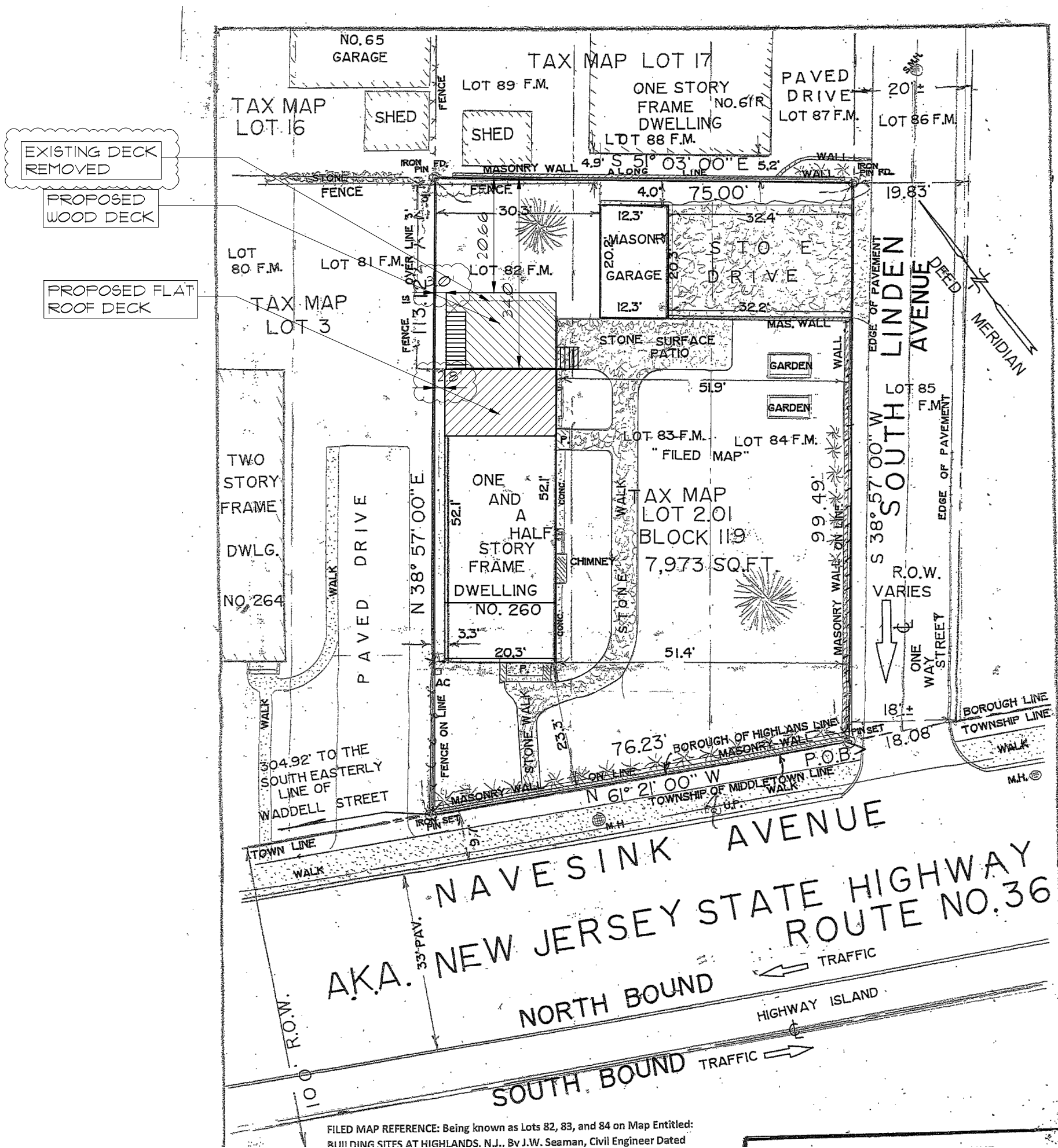
ZONING DATA (R-2.03)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	9,000 SQ. FT.	1,913 SQ. FT.	1,913 SQ. FT.	
MINIMUM LOT FRONTAGE				
NAVESINK AVENUE	50 FT.	16.23 FT.	16.23 FT.	
SOUTH LINDEN AVENUE	50 FT.	93.49 FT.	93.49 FT.	
MINIMUM LOT DEPTH				
NAVESINK AVENUE	100 FT.	100 FT.	100 FT.	
SOUTH LINDEN AVENUE	100 FT.	15.00 FT.	15.00 FT.	EXISTING NON CONFORMITY VARIANCE REQUIRED
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK				
NAVESINK AVENUE	20 FT.	23.3 FT.	23.3 FT.	
SOUTH LINDEN AVENUE	20 FT.	51.4 FT.	51.4 FT.	
MINIMUM SIDE SETBACK (NAVESINK AVE)	6 FT.	2.8 FT.	2.8 FT.	EXISTING NON CONFORMITY NO CHANGE
MINIMUM SIDE SETBACK (S. LINDEN AVE)	8 FT.	3.4 FT.	3.4 FT.	
MAX. BUILDING HEIGHT (FT.)	30 FT.	19 FT.	19 FT.	
DECK				
MINIMUM SIDE SETBACK (NAVESINK AVE)	3 FT.	2.3 FT.	3.0 FT.	EXISTING NON CONFORMITY IMPROVED
MINIMUM SIDE SETBACK (S. LINDEN AVE)	3 FT.	21.6 FT.	20.6 FT.	
ACCESSORY BUILDING				
MINIMUM SIDE SETBACK (WEST)	3 FT.	30.3 FT.	30.3 FT.	
MINIMUM SIDE SETBACK 2 (NORTH)	3 FT.	4.0 FT.	4.0 FT.	
MAX. BUILDING HEIGHT (FT.)	15 FT.	12 FT.	12 FT.	
MAXIMUM BUILDING COVERAGE	30 %	16.18 %	16.18 %	
MAXIMUM LOT COVERAGE	75 %	31.11 %	31.10 %	

BUILDING DEPARTMENT DATA			
	EXISTING	ADDED	COMBINED
HABITABLE SPACES			
FIRST FLOOR	1,040 SQ. FT.	0 SQ. FT.	1,040 SQ. FT.
SECOND FLOOR	600 SQ. FT.	0 SQ. FT.	600 SQ. FT.
TOTAL	1,640 SQ. FT.	0 SQ. FT.	1,640 SQ. FT.
OTHER SPACES			
VOLUME	26,232 CU. FT.	(-467) CU. FT.	25,765 CU. FT.
CONSTRUCTION CLASS		5B	
USE GROUP		R-5	

* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

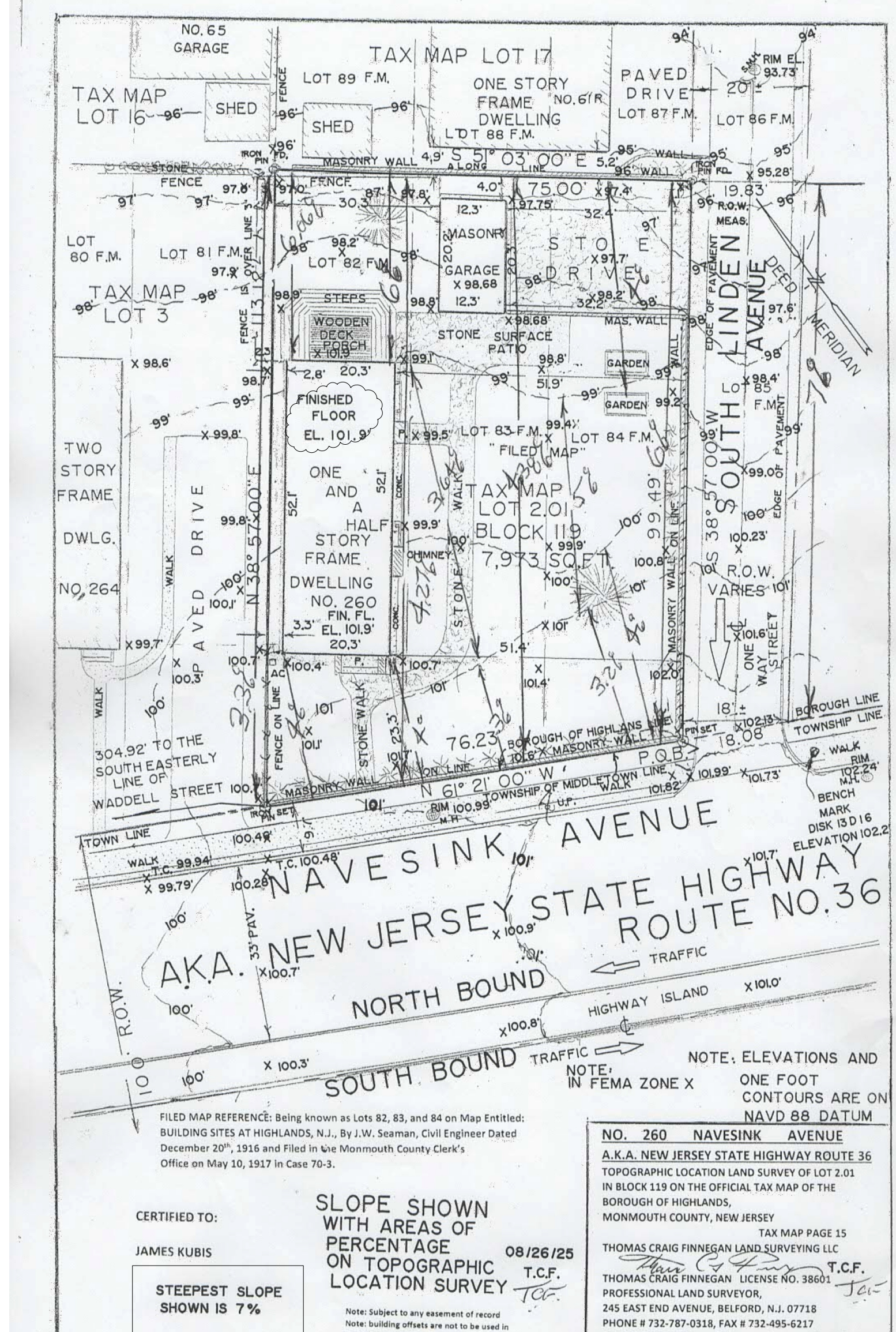
EXISTING AREA CALCULATIONS (BASED ON LOT AREA OF 1,913 SQ. FT.)	
BUILDING COVERAGE:	LOT COVERAGE:
DWELLING = 1,040 SF.	DWELLING = 1,040 SF.
GARAGE = 250 SF.	GARAGE = 250 SF.
	REAR DECK = 234 SF.
	DRIVEWAY = 670 SF.
	WALKS/PATIOS = 170 SF.
TOTAL = 1,290 SF.	TOTAL = 2,364 SF.
16.18%	31.11%

PROPOSED AREA CALCULATIONS (BASED ON LOT AREA OF 1,913 SQ. FT.)	
BUILDING COVERAGE:	LOT COVERAGE:
DWELLING = 1,040 SF.	DWELLING = 1,040 SF.
GARAGE = 250 SF.	GARAGE = 250 SF.
	REAR DECK = 216 SF.
	DRIVEWAY = 670 SF.
	WALKS/PATIOS = 170 SF.
TOTAL = 1,290 SF.	TOTAL = 3,006 SF.
16.18%	31.10%



SITE PLAN
SCALE: 1" = 20'-0"

INFORMATION SHOWN ON THIS PLAN
IS BASED ON SURVEY DONE BY:
THOMAS CRAIG FINNEGAN
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 38601
DATED 07/13/23.



TOPOGRAPHICAL
SCALE: 1" = 20'-0"

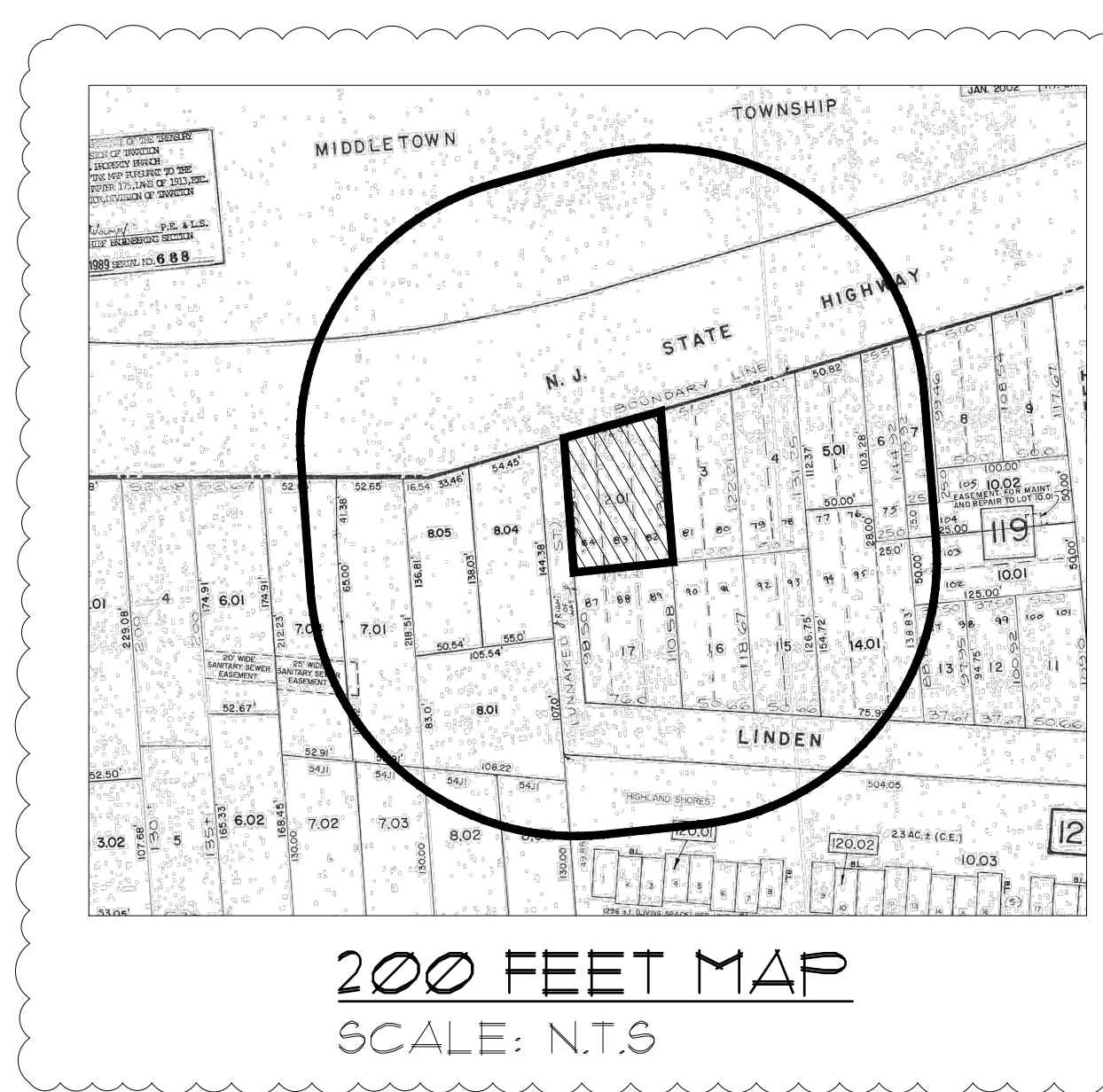
APPLICATION NO. _____
APPROVED/DISAPPROVED BY THE
HIGHLANDS LAND USE BOARD AS A
MINOR SITE PLAN ON _____ (DATE)

BOARD CHAIRMAN (DATE)

BOARD SECRETARY (DATE)

NOTE: ROOF GUTTERS WILL BE INSTALLED ALONG
PERIMETER OF EXISTING ROOF AND NEW ROOF DECK.
LEADERS TO BE DIRECTED TO THE STREET.

NOTIFY ARCHITECT IMMEDIATELY OF
ANY DISCREPANCIES PRIOR TO THE
START AND COMPLETION OF WORK.



200 FEET MAP
SCALE: N.T.S.

ANTHONY M. COONDOURIS

ARCHITECT

20 BINGHAM AVENUE, RUMSON, NJ 07760
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcaarchitect.com ~ www.amcaarchitect.com

REVISIONS

DATE

9/8/25

KUBIS RESIDENCE

260 NAVESINK AVENUE

HIGHLANDS, NEW JERSEY

LOT 2.01

CLIENT

ADDRESS

JOB NUMBER

24-056

DRAWN BY

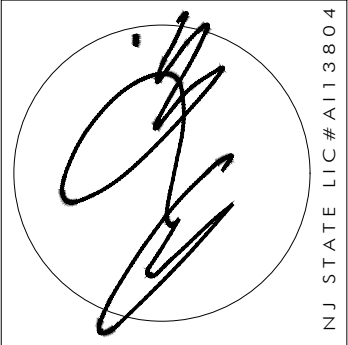
JM

DATE

8/7/24

SHEET NO.

A-1

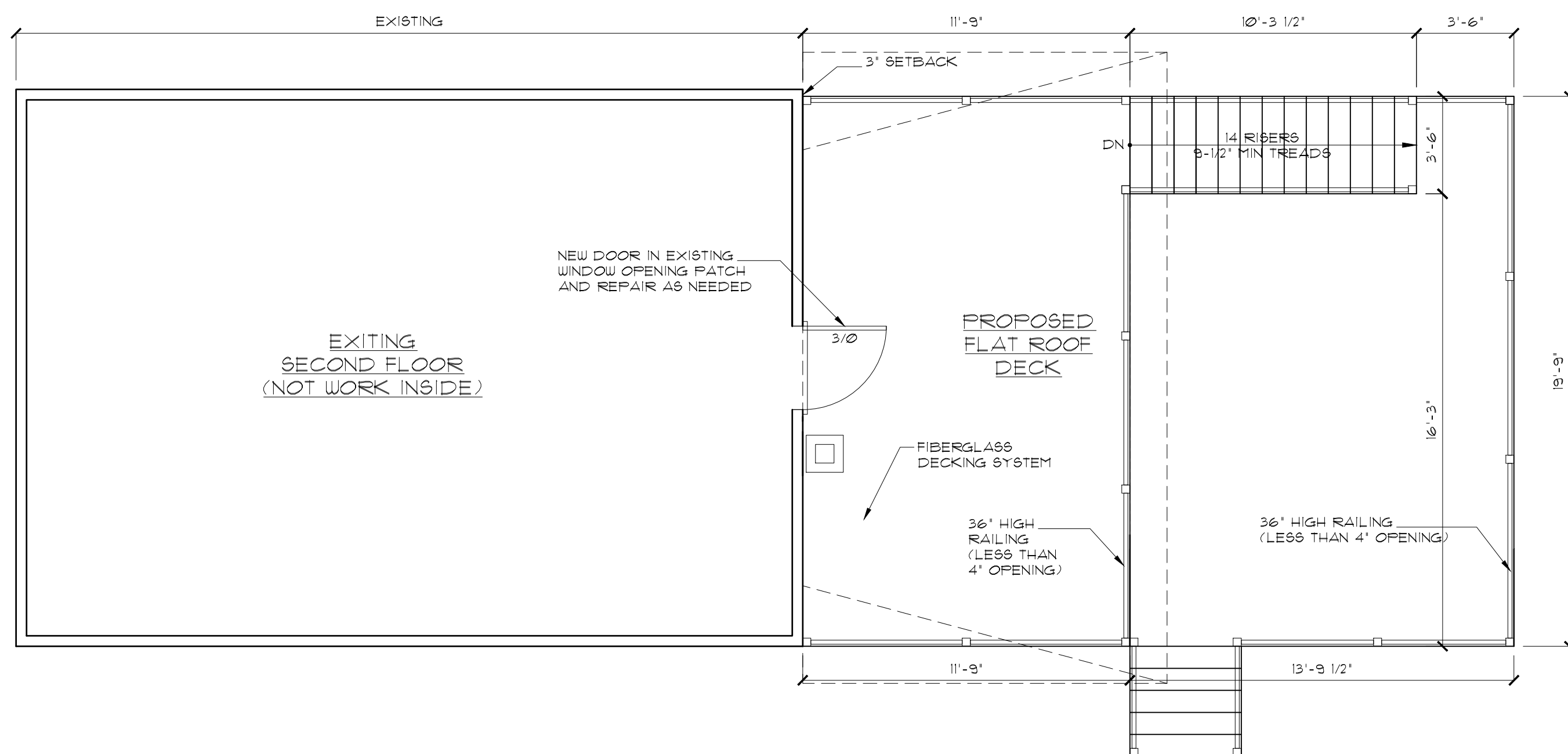


ANTHONY M. CONDO ARCHITECT
 20 BINGHAM AVENUE, RUMSON, NJ 07760
 phone: 732-842-3800 ~ fax: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS	DATE
Δ	PER 3/14/25 COMPLIANCE REVIEW *
Δ	9/8/25

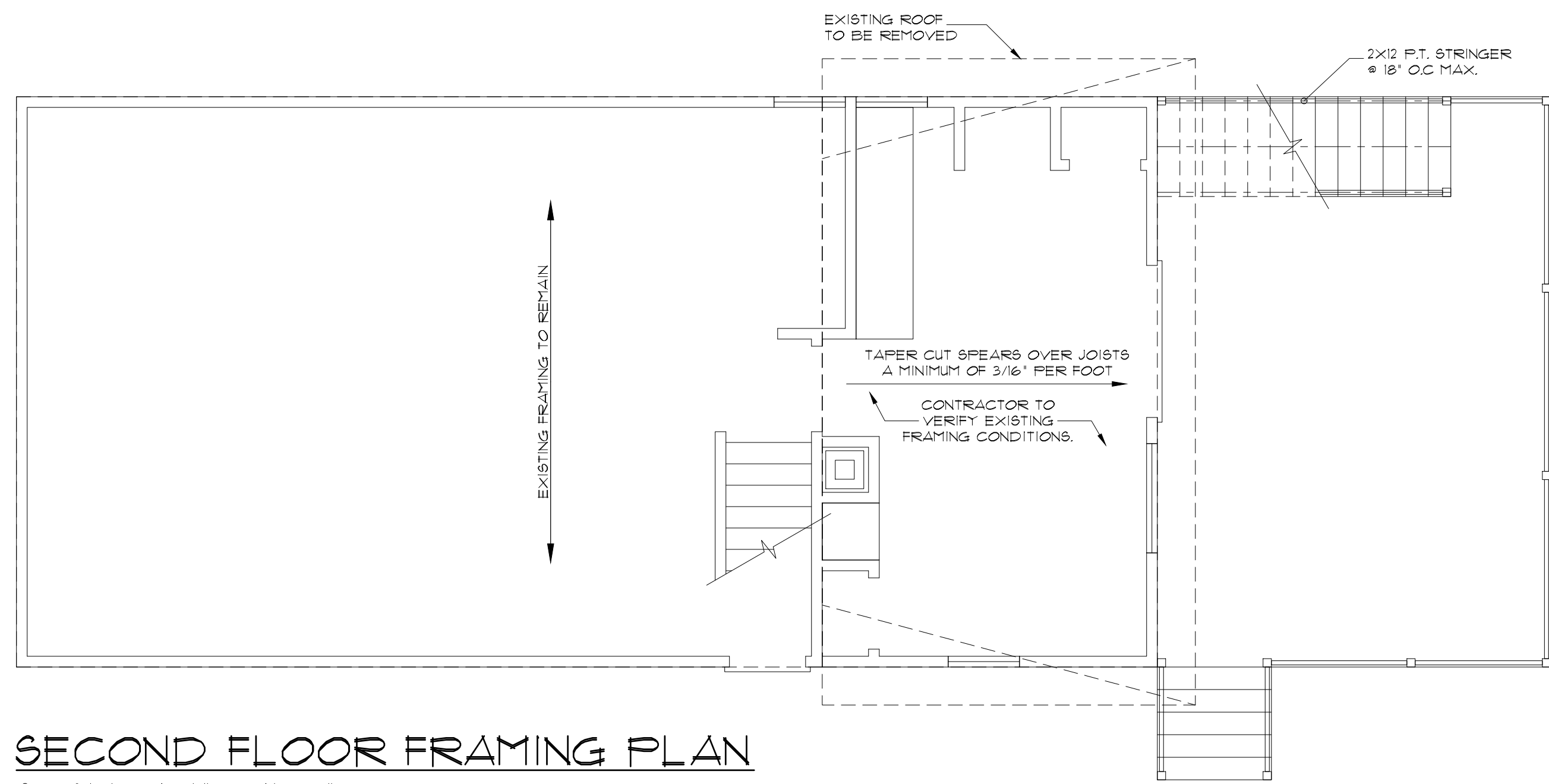
CLIENT	KUBIS RESIDENCE
ADDRESS	260 NAVESINK AVENUE HIGHLANDS, NEW JERSEY
JOB NUMBER	24-056
BLOCK	119
LOT	2.01

DRAWN BY	JM
DATE	8/7/24
SHEET NO.	A-3



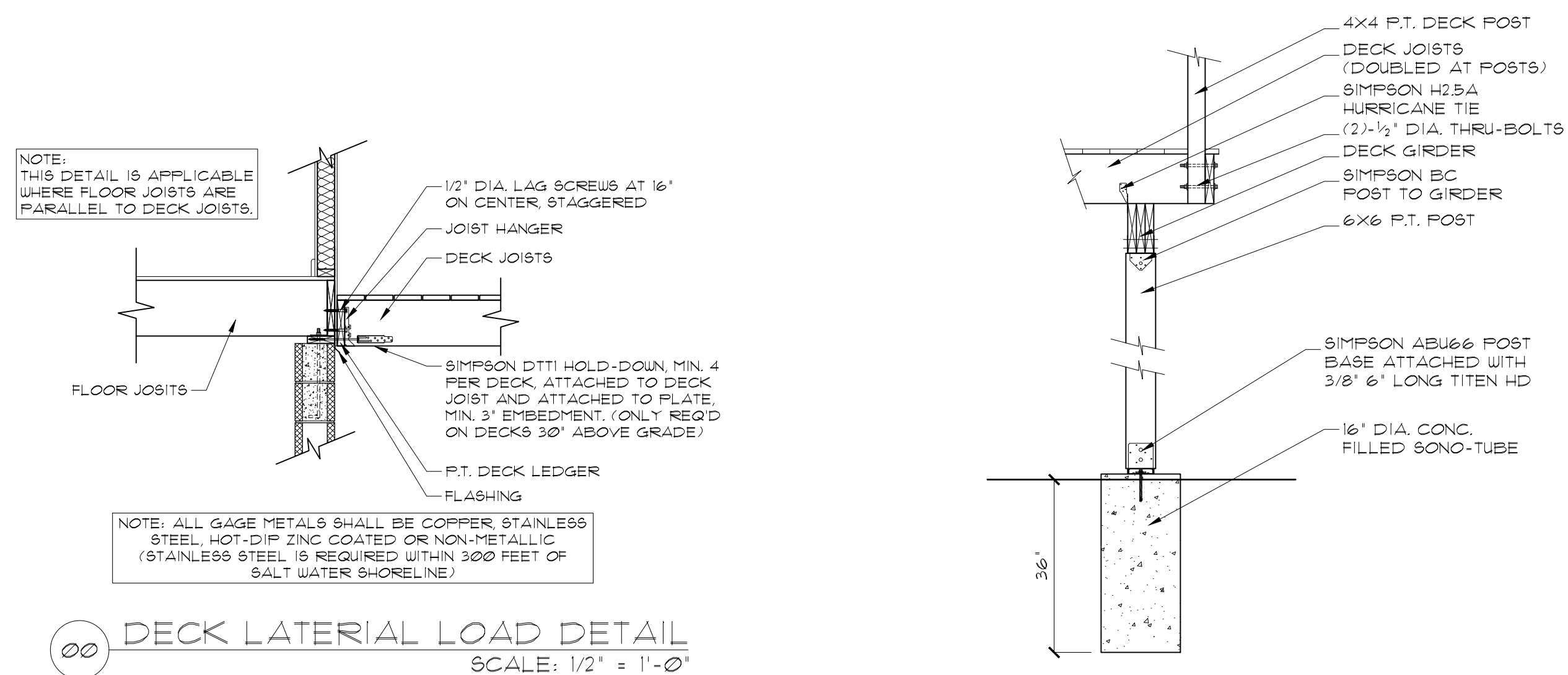
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

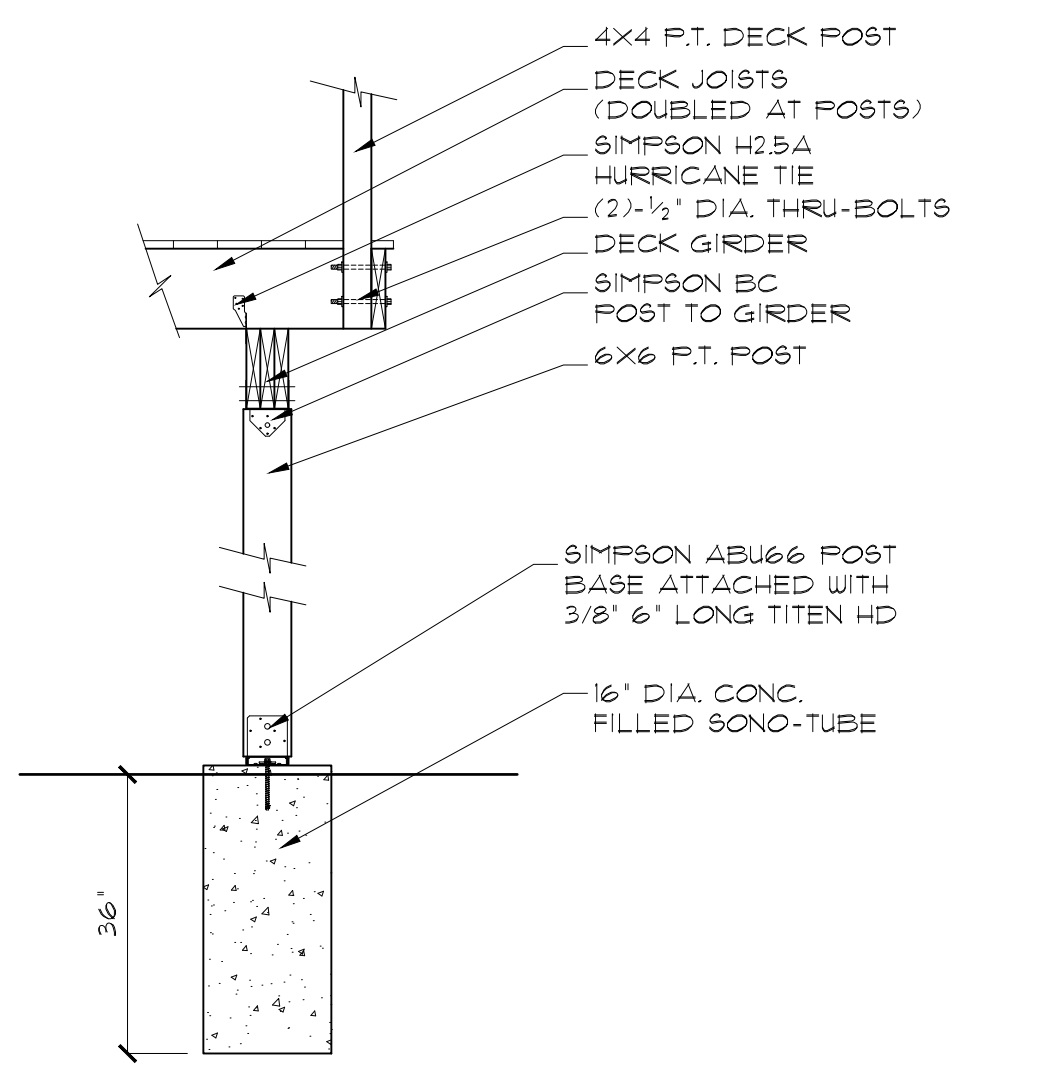


SECOND FLOOR FRAMING PLAN

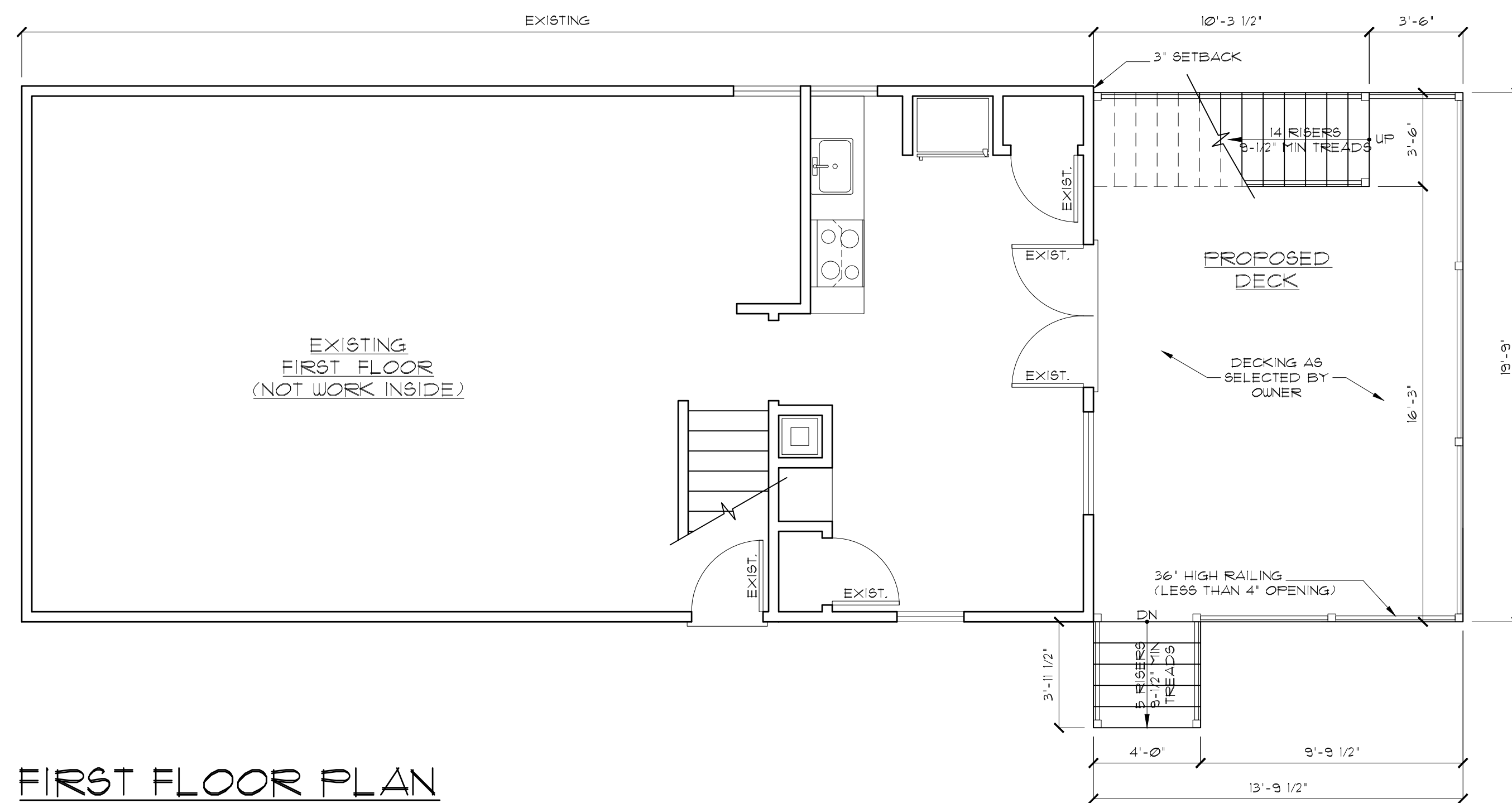
SCALE: 1/4" = 1'-0"



DECK LATERAL LOAD DETAIL
 SCALE: 1/2" = 1'-0"

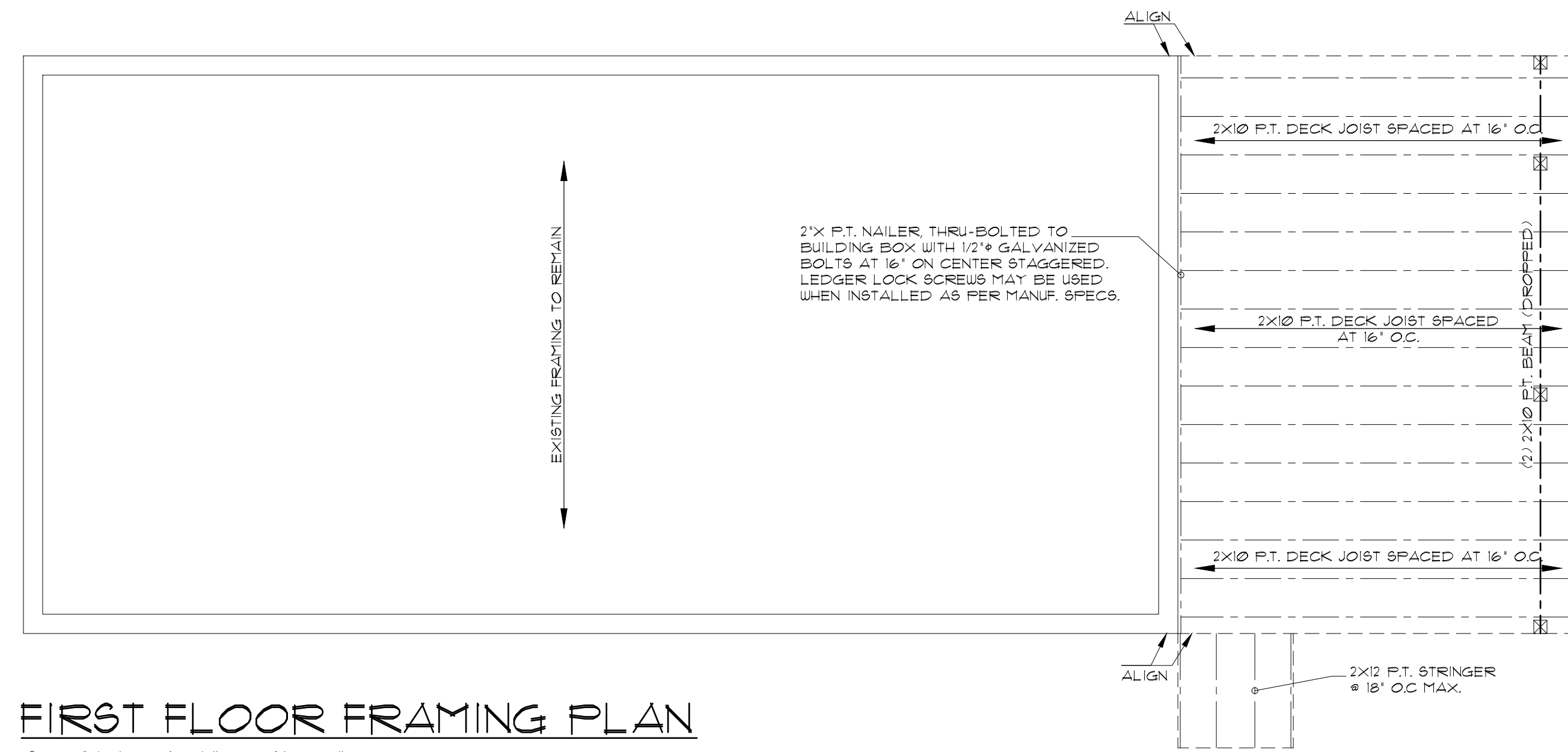


SONOTUBE DETAIL
 SCALE: 1/2" = 1'-0"



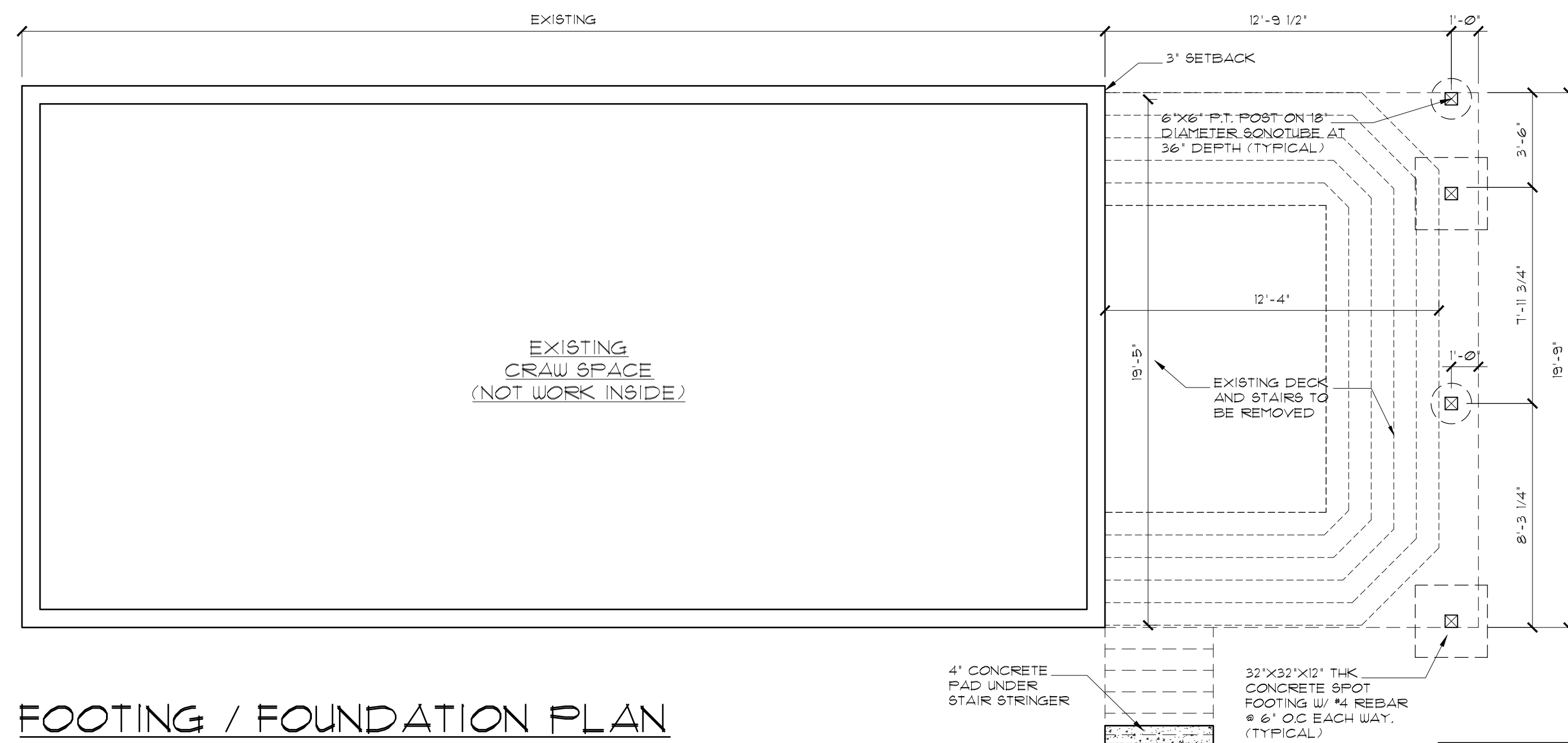
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR FRAMING PLAN

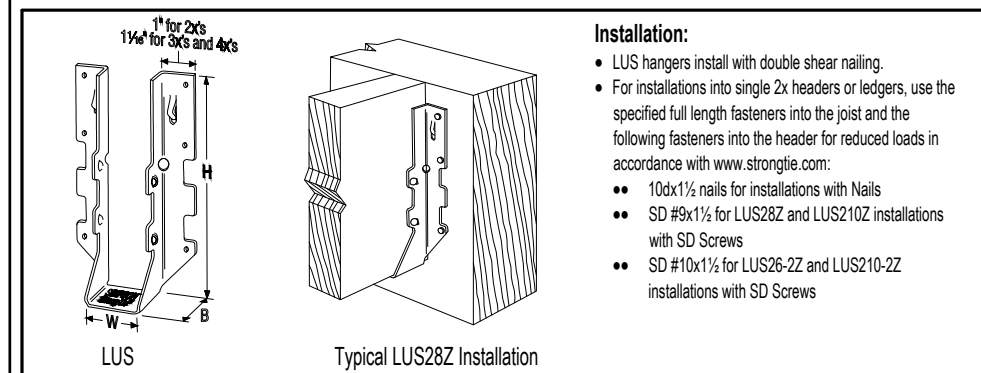
SCALE: 1/4" = 1'-0"



FOOTING / FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE START AND COMPLETION OF WORK.

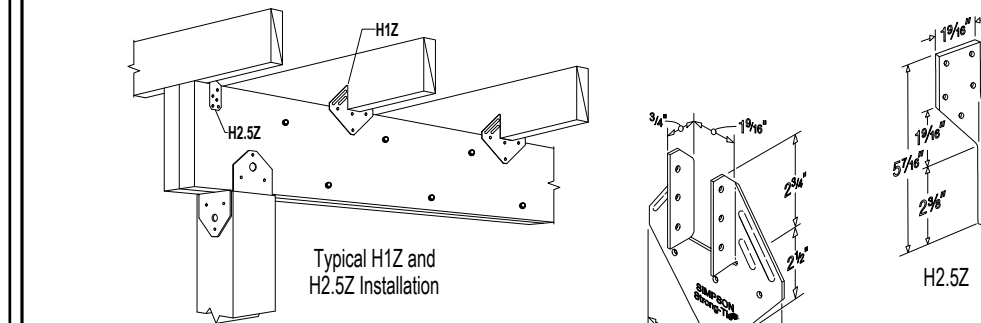


- Installation:**
- LUS hangers install with double shear nailing.
 - For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
 - 10d x 1 1/2" nails for installations with Nails
 - SD #9 x 1 1/2" for LUS282 and LUS210Z installations with SD Screws
 - SD #10 x 1 1/2" for LUS26-ZZ and LUS210-ZZ installations with SD Screws

Model No.	Dimensions (in.)			Fasteners			
	W	H	B	Nails	SD Screws		
LUS26Z	1 9/16	4 3/4	1 3/4	4-10d	4-10d	-	-
LUS28Z	1 9/16	6 5/8	1 3/4	6-10d	4-10d	6-SD #9x2 1/2	4-SD #9x2 1/2
LUS210Z	1 9/16	7 13/16	1 3/4	8-10d	4-10d	8-SD #9x2 1/2	4-SD #9x2 1/2
LUS26-ZZ	3 1/8	4 7/8	2	4-16d	4-16d	4-SD #10x2 1/2	4-SD #10x2 1/2
LUS210-ZZ	3 1/8	9	2	8-16d	6-16d	8-SD #10x2 1/2	6-SD #10x2 1/2

1. Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

LUS Joist Hangers



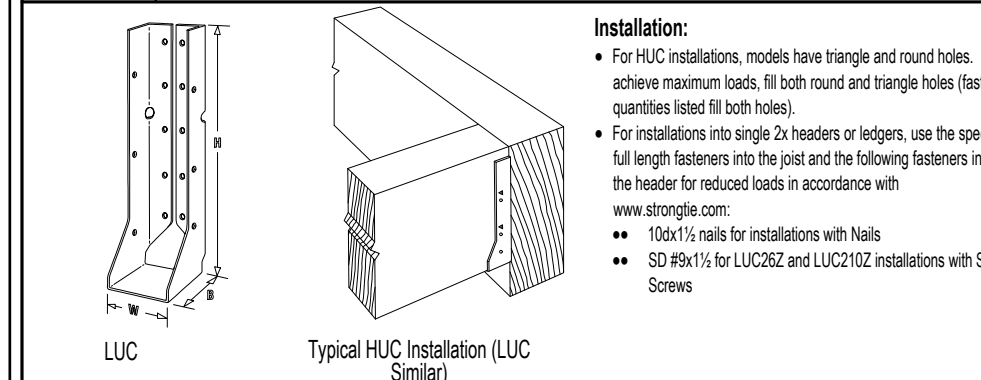
Installation:

- Use all specified fasteners.

Model No.	Fasteners		
	Nails	SD Screws	
H1Z	To Joist	To Beam	To Joist
H2.5Z	To Joist	To Beam	To Joist
H2.5Z	6-8d x 1 1/2	4-8d x 1 1/2	6-SD #9 x 1 1/2
H2.5Z	5-8d x 1 1/2	5-SD #9 x 1 1/2	5-SD #9 x 1 1/2
H2.5Z	5-10d x 1 1/2	5-10d x 1 1/2	5-SD #9 x 1 1/2

1. Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

H Hurricane Ties

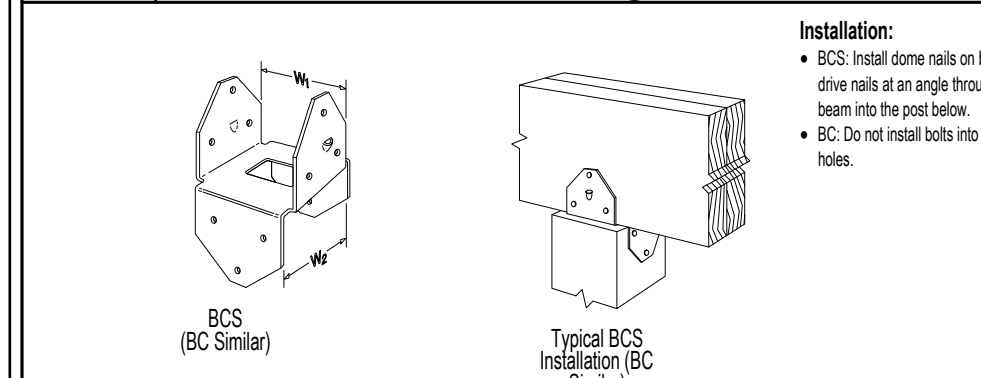


- Installation:**
- For HUC installations, models have triangle and round holes. To achieve maximum loads, fill both round and triangle holes (fastener quantities listed fill both holes).
 - For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
 - 10d x 1 1/2" nails for installations with Nails
 - SD #9 x 1 1/2" for LUC26Z and LUC210Z installations with SD Screws

Model No.	Dimensions (in.)			Fasteners			
	W	H	B	Header	Joist	Header	Joist
LUC26Z	1 9/16	4 3/4	1 3/4	6-10d	4-10d x 1 1/2	6-SD #9x2 1/2	4-SD #9x1 1/2
LUC210Z	1 9/16	7 3/4	1 3/4	10-10d	6-10d x 1 1/2	10-SD #9x2 1/2	6-SD #9x1 1/2
HUC26-ZZ	3 1/8	5 3/8	2 1/2	12-16d	6-10d	-	-
HUC28-ZZ	3 1/8	7	2 1/2	14-16d	6-10d	-	-
HUC210-ZZ	3 1/8	8 13/16	2 1/2	18-16d	10-10d	-	-

1. Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

LUC, HUC Joist Hangers

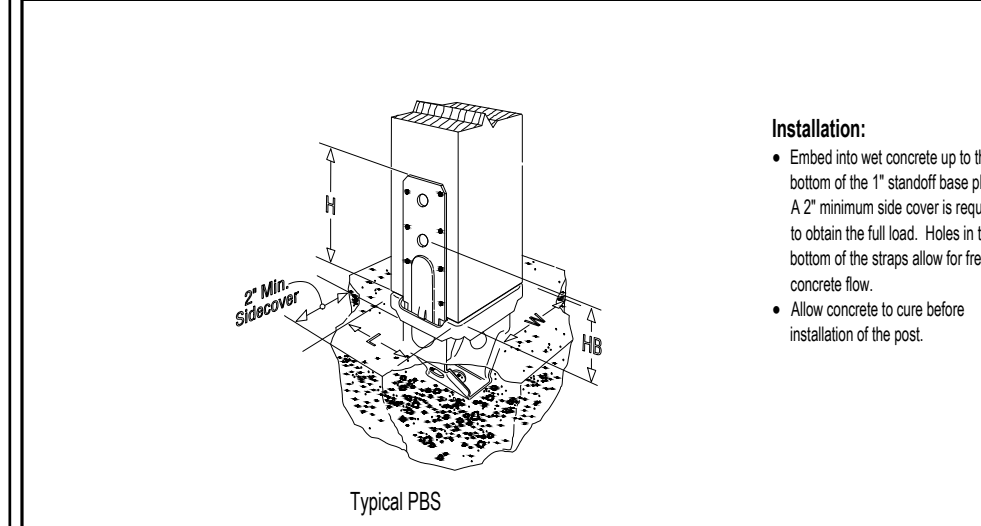


- Installation:**
- BCS: Install dome nails on beam; drive nails at an angle through the beam into the post below.
 - BC: Do not install bolts into pilot holes.

Model No.	Dimensions (in.)						Fasteners			
	W1	W2	L1	L2	H1	H2	Beam Flange	Post Flange	Beam Flange	Post Flange
BC4Z	3 9/16	3 9/16	2 7/8	2 7/8	3	3	6-16d	6-16d	6-SD #10x1 1/2	6-SD #10x1 1/2
BC6Z	5 1/2	5 1/2	4 3/8	4 3/8	3 3/8	3 3/8	12-16d	12-16d	-	-
BCS2-4Z	3 1/8	3 9/16	2 7/8	2 7/8	2 15/16	2 15/16	8-10d	6-10d	8-SD #9x2 1/2	6-SD #9x2 1/2
BCS2-36Z	4 5/8	5 9/16	4 3/8	4 3/8	3 5/16	2 15/16	12-16d	6-16d	-	-

1. Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

BC, BCS Post Caps



- Installation:**
- Embed into wet concrete up to the bottom of the 1" standoff base plate.
 - A 2" minimum side cover is required to obtain the full load. Holes in the bottom of the straps allow for free concrete flow.
 - Allow concrete to cure before installation of the post.

Model No.	Dimensions (in.)				Post Fasteners			
	W	L	H	HB	Nails	SD Screws	Machine Bolts	
PBS44AHDG	3 9/16	3 1/2	6 1/4	3 7/16	14-16d	14-SD #10x1 1/2	2	1/2
PBS66HDG	5 1/2	5 3/8	6 1/2	3 11/16	14-16d	-	2	1/2

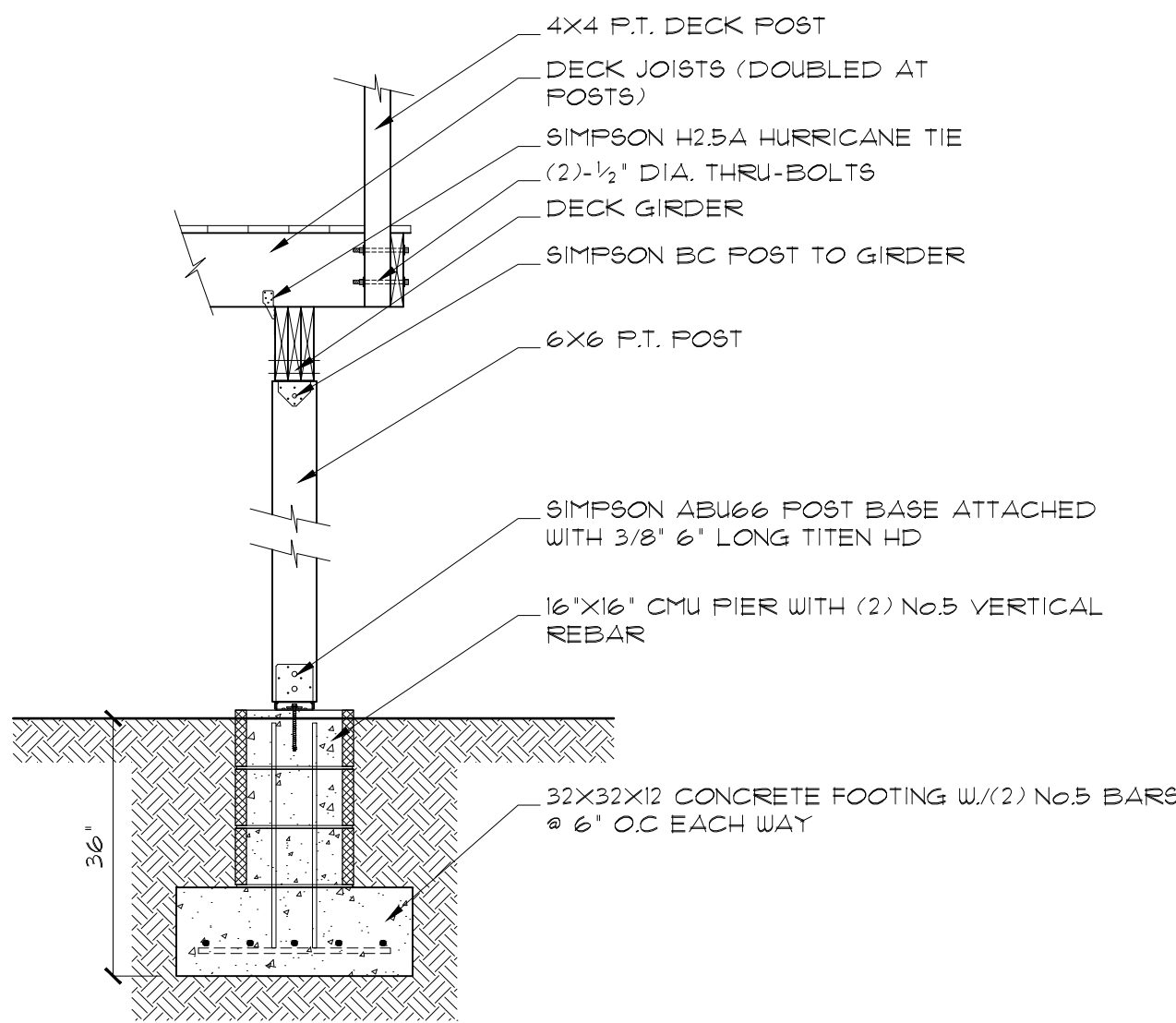
1. Refer to current Wood Construction Connectors catalog for additional information.

PBS Post Bases



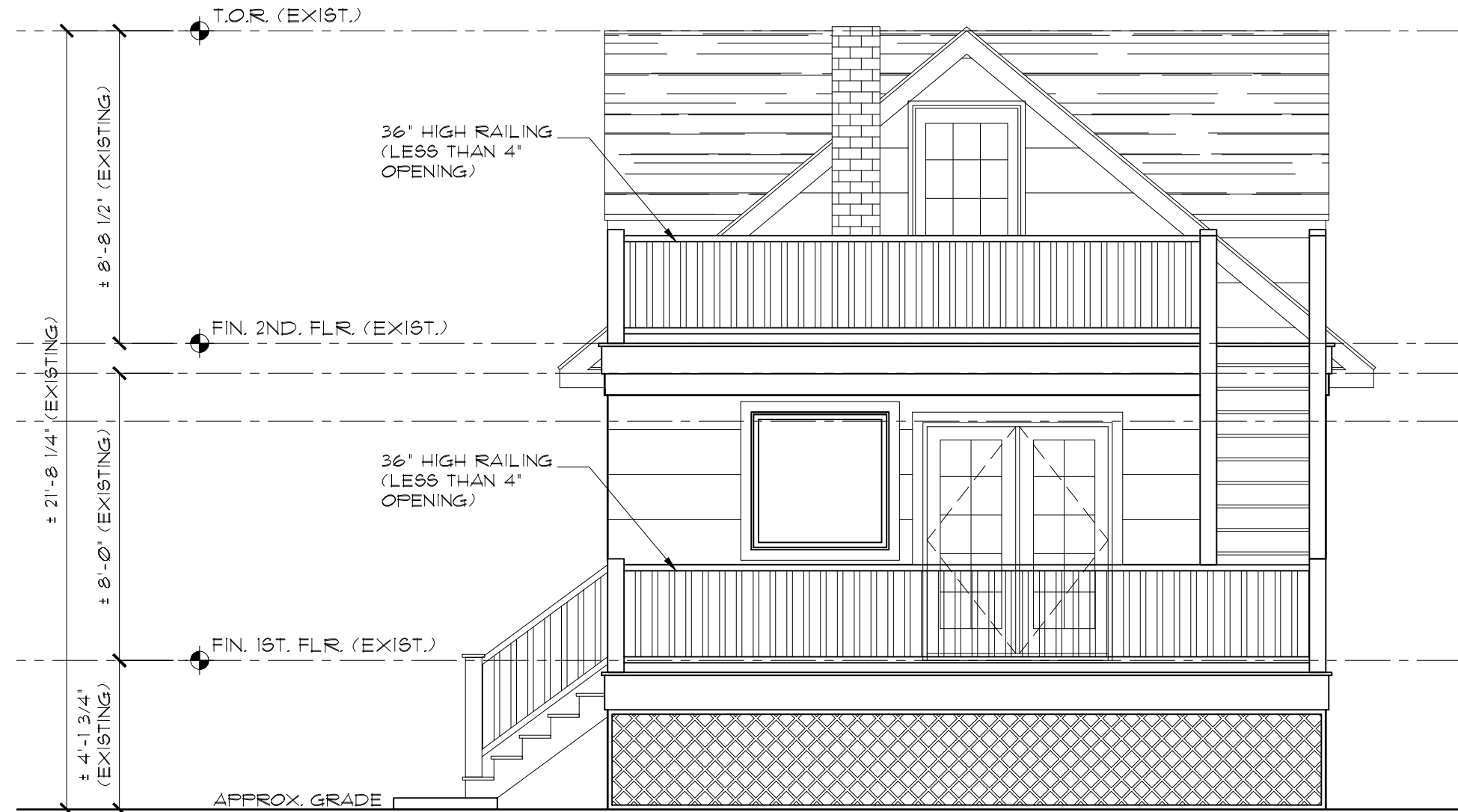
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



DECK DETAIL

SCALE: 1/2" = 1'-0"



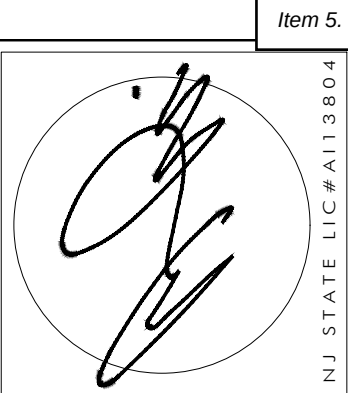
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



ANTHONY M. CONDOURIS - ZC
ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07760
phone: 732-842-3800 ~ fax: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS	DATE	DESCRIPTION
1	9/8/25	REV 3/14/25 COMPLIANCE REVIEW

CLIENT	KUBIS RESIDENCE
ADDRESS	260 NAVESINK AVENUE HIGHLANDS, NEW JERSEY
JOB NUMBER	24-056
BLOCK	119
LOT	201

DRAWN BY	JM
DATE	8/7/24
SHEET NO.	A-4

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BEFORE THE START AND COMPLETION OF WORK.



Roberts
ENGINEERING GROUP LLC
Women Business Enterprise Certified

1670 Whitehorse-Hamilton Square Rd.
Hamilton, New Jersey 08690
609-586-1141 fax 609-586-1143
www.RobertsEngineeringGroup.com

September 17, 2025

Nancy Tran
Land Use Board Secretary
Borough of Highlands Land Use Board
151 Navesink Avenue
Highlands, New Jersey 07732

Re: Completeness Review 2
Applicant: James Kubis
260 Navesink Avenue
Block 119, Lot 2.01
Borough of Highlands, Monmouth County, New Jersey
Our File No.: HLPB25-02

Dear Ms. Tran:

As requested, we have reviewed the above referenced application in accordance with the Borough of Highlands Zoning and Land Use Regulations. The Applicant is seeking bulk variances for the construction of two decks. The Applicant seeks to remove the existing wood deck, construct a flat deck (11'-9"x 19'-9") located above a rear portion of the first story of the existing dwelling with a proposed stairway to a proposed lower and slightly larger wood deck (13'-9 1/2"x 19'-9") and proposed stairs to the existing patio. The Applicant received a Denial of Zoning Permit on February 3, 2025, for non-compliance of bulk requirements and must seek Planning Board approval.

The subject property is a one and a half-single-story frame dwelling with decking, detached 1-story garage and other site improvements on a 7,973-sf lot located in the R-2.03 Zone. The dwelling dates from the year 1904, according to the Applicant. The lot is located on the northwest corner of Navesink Avenue (NJ State Highway No. 36) northbound and South Linden Avenue (one-way). Driveway access is South Linden Avenue. The southern property line borders the Township of Middletown. The property is located within the X Flood Hazard zone and within the Steep Slopes Area.

Minor Site Plan checklist items and some general comments have been provided below by this office.

We have reviewed the following documents submitted in support of the above referenced application for completeness purposes:

1. Copy of a plan set entitled, "Kubis Residence, 260 Navesink Avenue, Highlands, New Jersey, Block 119 Lot 2.01", prepared by Anthony M. Condouris, Architect, dated August 7, 2025, last revised September 8, 2025, signed, and consisting of 4 sheets.
2. Copy of Land Use Board Application for Variance, dated February 28, 2025.
3. Copy of a Denial of Zoning Permit issued on February 3, 2025, by Courtney Lopez, Zoning Officer for the Borough of Highlands.
4. Copy of a plan set entitled, "Proposed Alterations and Addition for Kubis Residence, 260 Navesink Residence, Highlands, New Jersey, Block 119 Lot 2.01", prepared by Anthony M. Condouris, Architect, dated April 8, 2024, signed, and consisting of 4 sheets.

We offer the following comments and recommendations for the Planning Board's consideration:

I. ZONING

1. This property is located in the R-2.03 Residential District.
2. The lot is located within the designated Steep Slope Area of the Borough of Highlands.

A Steep Slope is considered a slope area greater than 10 percent. The areas of Highlands designated as Steep Slopes include any properties south of Shore Drive and the Highlands-Sea Bright Bridge,

including Blocks 1 through 29, inclusive, Blocks 34 through 38, inclusive, Blocks 40, 60, and 61, and Blocks 103 through 120, inclusive, as described by the Tax Assessment Map of the Borough of Highlands.

The Applicant's licensed Land Surveyor has determined that the average steepest slope is 7%. Therefore, the property is not subject to the steep slope provisions.

3. The Applicant requires two (2) bulk variances for minimum lot depth and minimum side yard.

To be entitled to bulk "c" variance relief, the applicant must provide proof to satisfy the positive and negative criteria pursuant to N.J.S.A 40:55D-70c for bulk variances.

4. The following bulk requirement summary is provided for the Board's reference. In accordance with Ordinance §21-85, existing and proposed bulk deficiencies which require bulk "c" variances are noted as follows:

Schedule I – Bulk and Area Requirements			
R-2.03 Residential	Required	Existing	Proposed
Min. Lot Area (sf)	5,000	7,973	7,973
Lot Frontage/Width (ft)			
Navesink Avenue	50	76.23	76.23
South Linden Avenue	50	99.49	99.49
Min. Lot Depth (ft)	100	75.00**	75.00*
Principal Building			
Min. Front Yard Setback (ft)	20		
Navesink Avenue		23.3	23.3
South Linden Avenue		51.4	51.4
Min. Side Yard Setback (ft)			
Navesink Avenue	6	2.8**	2.8*
South Linden Avenue	8	34.0	34.0
Max. Building Height (ft)	30	19.0	19.0
Accessory Building (Garage)			
Min. Side Yard Setback (ft)	3.0		
Navesink Avenue		30.3	30.3
South Linden Avenue		4.0	4.0
Max. Building Height (ft)	15	12	12
Max Lot Coverage	75%	34.2%	34.2%
Max Building Coverage	30%	16.2%	16.2%
Min. Deck Setback (ft)	3		
Navesink Avenue		2.3**	3.0
South Linden Avenue		21.6	20.6
On-Site Parking (spaces)	2	2	2

* Proposed Variance

** Existing non-conformity

II. CHECKLIST ITEMS

1. Date, name, location of site, name of owner, scale, and reference meridian. **Provided.**
2. Area of the lot and all lot line dimensions and bearings. **Provided.**

3. The location of all existing watercourses, wooded areas, easements, rights-of-way, streets, roads, highways, rivers, buildings, structures, and any other feature on the property and within seventy-five (75) feet of the property line. **Partially provided and acceptable.**
4. Location, use and ground floor area of all existing and proposed buildings, with the building setback, side line and rear yard distance. **Provided.**
5. Elevations at the corners of all proposed buildings and paved areas and at property corners if new buildings or paved areas are proposed. **Not applicable.**
6. The location and widths of existing and proposed streets servicing the site plan. **Provided.**
7. Specifications for and location of proposed surface paving and curbing. **Not applicable.**
8. Location of all structures within seventy-five (75) feet of the property. **Partially provided and acceptable.**
9. Location of off-street parking areas, with dimensions, showing proposed parking and loading spaces, with dimensions, width of proposed access drives and aisles and traffic circulation. **Not applicable.**
10. Storm water management and sanitary sewer reports, including proposed storm drainage and sanitary disposal facilities; specifically, the location, type and size of all existing and proposed catch basins, storm drainage facilities, utilities plus all required design data supporting the adequacy of the existing or proposed facilities to handle future storm flows. **Not applicable.**
11. Existing and proposed contours of the property and for seventy-five (75) feet outside the property at one (1) foot intervals when new buildings or parking areas are proposed. Spot elevations for any development in a flood hazard area. **The Applicant has provided sufficient information.**
12. The location and treatment of proposed entrances and exits to the public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration, deceleration lanes, additional widths, and any other devices necessary to traffic safety and/or convenience. **Not applicable.**
13. The location and identification of proposed open space, parks, or other recreation areas. **Not applicable.**
14. The location and design of landscaping, buffer areas and screening areas showing size, species and spacing of trees and plants and treatment of unpaved areas. **Not applicable.**
15. The location of sidewalks, walkways, traffic islands and all other areas proposed to be devoted to pedestrian use. **Not applicable.**
16. The nature and location of public and private utilities, including maintenance and solid waste disposal, recycling and/or storage facilities. **Not applicable.**
17. Specific location and design of traffic control devices, signs, and lighting fixtures. The Board may require of the applicant expert testimony concerning the adequacy of proposed traffic control devices, signs, and lighting fixtures. **Not applicable.**
18. Preliminary architectural plans for the proposed buildings or structures indicating typical floor plans, elevations, heights and general design or architectural styling. **Provided.**
19. The present and past status and use and contemplated use of the property and all existing buildings on the property. A cleanup plan where such is necessary because of the past or present use of the site. **Not applicable.**
20. A soil erosion and sediment control plan are required. Said plan shall be submitted to the Soil Conservation District and approval of the application shall be conditioned upon certification of the soil erosion and sediment control plan by the District. **Not applicable.**

Exemption Applications are required for projects under 5,000 square feet per the Freehold Soil Conservation District.

21. Soil Borings, when required by the Board Engineer. **Dependent upon method of construction.**
22. Certification statement for the required municipal signatures, stating: **Provided.**

Application No. _____ approved/disapproved by the Highlands Land Use Board as a
Minor Site Plan on _____.
(date)

Chairman

Secretary

23. Certification statement for the County Planning Board approval / disapproval, if required. **Not applicable.**
24. The Board may require any additional information which is reasonably necessary to ascertain compliance with the provisions of this chapter.

III. COMPLETENESS

Adequate information has been provided to perform a technical review, and we recommend the application be deemed COMPLETE.

IV. GENERAL COMMENTS

1. Please include "Site Plan" in the plan title.
2. Please indicate South Linden Avenue and add a north arrow on the "200 Feet Map".
3. Please provide a certified list of 200 ft owners on the plan, as required by all land use applications.
4. There are two decks proposed for the lot. One is a flat deck (11'-9 ½"x 19'-9") located above a rear portion of the first story of the existing dwelling with a proposed stairway to a lower-level wood deck (13'-9 ½"x 19'-9"). Per the area calculations shown on the plan, the proposed lower-level deck is 42 sf larger than the existing deck.

According to §21-65.27.A, A terrace or deck shall not be considered in the determination of yard size or lot coverage, provided, however, that such terrace or deck is unroofed and without walls, parapets, or other form of enclosure. Such terrace or deck, however, may have an open guard railing not over three (3) feet high, and shall not project into any yard to a point closer than three (3) feet from any lot line. Any deck that extends above the elevation of the first floor of the principal structure shall meet the setback requirements for that principal structure.

- a. Please dimension the proposed decks on the plan.
- b. Please provide the 3 ft deck setback lines.
- c. Please update the existing and proposed lot coverages by excluding the area of the lower-level deck. However, please note the areas of the existing and proposed decks.
5. Provide elevations for the proposed lower-level deck and at grade on the plan.
6. According to the survey, the Applicant's fence encroaches upon adjoining Lot 3 by 3 feet. Coordinate with adjoining owners on possible relocation or encroachment agreement.

7. Provide Applicant/Owner signature(s):

I HEREBY CERTIFY THAT I AM THE APPLICANT/OWNER OF RECORD OF THE SITE HEREIN
DEPICTED AND THAT I CONCUR WITH THE PLAN.

APPLICANT/OWNER

DATE

NAME
STREET
CITY/TOWN ZIP CODE

Please note: This signature block is to be signed upon approval.

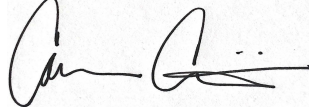
V. APPROVALS

Approval of this application will be conditioned upon the Applicant obtaining or providing approved documents for the following:

1. Freehold Soil Conservation Permit (exemption letter).

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Cameron Corini, PE, CME, CPWM for
Carmela Roberts, PE, CME, CPWM
Land Use Board Engineer

cc: Michael Muscillo, Borough Administrator, (mmuscillo@highlandsborough.org)
Dustin F. Glass, Esq., Land Use Board Attorney (dglass@semerarolaw.com)
Courtney Lopez, Zoning Officer (clopez@highlandsborough.org)
Steven Winters, CFM, Floodplain Administrator, swinters@highlandsnj.gov
Kathy Shaw, CRS Coordinator, kshaw@highlandsnj.gov
James Kubis, Applicant (jimkum001@gmail.com)
Anthony M. Condouris, Applicant's Architect (info@amcarchitect.com)
Carmela Roberts, P.E., C.M.E., C.P.W.M., Roberts Engineering Group, LLC
GS Bachman, E.I.T., Roberts Engineering Group, LLC

BUILDING DEPARTMENT DATA			
	EXISTING	ADDED	COMBINED
HABITABLE SPACES			
FIRST FLOOR	1,040 SQ. FT.	0 SQ. FT.	1,040 SQ. FT.
SECOND FLOOR	600 SQ. FT.	0 SQ. FT.	600 SQ. FT.
TOTAL	1,640 SQ. FT.	0 SQ. FT.	1,640 SQ. FT.
OTHER SPACES			
VOLUME	26,232 CU. FT.	(-467) CU. FT.	25,765 CU. FT.
CONSTRUCTION CLASS		5B	
USE GROUP		R-5	

* NOTE: SQUARE FOOTAGE DATA NOT TO BE USED FOR CALCULATING CONSTRUCTION COSTS

ZONING DATA (R-2.03)				
ITEM	REQUIRED	EXISTING	PROPOSED	NOTES
MINIMUM LOT AREA	5,000 SQ. FT.	1,913 SQ. FT.	1,913 SQ. FT.	
MINIMUM LOT FRONTAGE				
NAVESINK AVENUE	50 FT.	76.23 FT.	76.23 FT.	
SOUTH LINDEN AVENUE	50 FT.	99.49 FT.	99.49 FT.	
MINIMUM LOT DEPTH				
NAVESINK AVENUE	100 FT.	100 FT.	100 FT.	
SOUTH LINDEN AVENUE	100 FT.	15.00 FT.	15.00 FT.	EXISTING NON CONFORMITY VARIANCE REQUIRED
PRINCIPAL BUILDING				
MINIMUM FRONT SETBACK				
NAVESINK AVENUE	20 FT.	23.3 FT.	23.3 FT.	
SOUTH LINDEN AVENUE	20 FT.	51.4 FT.	51.4 FT.	
MINIMUM SIDE SETBACK (NAVESINK AVE)	6 FT.	2.8 FT.	2.8 FT.	EXISTING NON CONFORMITY NO CHANGE
MINIMUM SIDE SETBACK (S. LINDEN AVE)	8 FT.	34 FT.	34 FT.	
MAX. BUILDING HEIGHT (FT.)	30 FT.	19 FT.	19 FT.	
DECK				
MINIMUM SIDE SETBACK (NAVESINK AVE)	3 FT.	2.3 FT.	3.0 FT.	EXISTING NON CONFORMITY IMPROVED
MINIMUM SIDE SETBACK (S. LINDEN AVE)	3 FT.	216 FT.	206 FT.	
ACCESSORY BUILDING				
MINIMUM SIDE SETBACK (WEST)	3 FT.	30.3 FT.	30.3 FT.	
MINIMUM SIDE SETBACK 2 (NORTH)	3 FT.	4.0 FT.	4.0 FT.	
MAX. BUILDING HEIGHT (FT.)	15 FT.	12 FT.	12 FT.	
MAXIMUM BUILDING COVERAGE	30 %	16.18 %	16.18 %	
MAXIMUM LOT COVERAGE	75 %	37.17 %	37.10 %	

EXISTING AREA CALCULATIONS	
(BASED ON LOT AREA OF 1,913 SQ. FT.)	
BUILDING COVERAGE:	LOT COVERAGE:
DWELLING = 1,040 SF.	DWELLING = 1,040 SF.
GARAGE = 750 SF.	GARAGE = 750 SF.
	REAR DECK = 234 SF.
	DRIVEWAY = 670 SF.
	WALKS/PATIO = 170 SF.
TOTAL = 1,290 SF.	TOTAL = 2,964 SF.
16.18%	37.17%

PROPOSED AREA CALCULATIONS	
(BASED ON LOT AREA OF 1,913 SQ. FT.)	
BUILDING COVERAGE:	LOT COVERAGE:
DWELLING = 1,040 SF.	DWELLING = 1,040 SF.
GARAGE = 750 SF.	GARAGE = 750 SF.
	REAR DECK = 276 SF.
	DRIVEWAY = 670 SF.
	WALKS/PATIO = 170 SF.
TOTAL = 1,290 SF.	TOTAL = 3,006 SF.
16.18%	37.10%

JCP&L
300 Madison Avenue
PO Box 1911
Morristown, NJ 07960

NEW JERSEY AMERICAN WATER COMPANY
Attn: Construction Department
661 Shrewsbury Ave
Shrewsbury, NJ 07702

COMCAST COMMUNICATIONS OF MONMOUTH COUNTY
Ron Bertrand, Construction Foreman
403 South St
Eatontown, NJ 07724

VERIZON COMMUNICATIONS
One Veritree Way
Basking Ridge, NJ 07920

TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY
Attn: Raymond J. Nierstedt, P.E., Executive Director
PO Box 205, 100 Beverly Way
Belford, NJ 07718

NEW JERSEY NATURAL GAS COMPANY
Attn: Joan Purcaro
PO Box 1464
1415 Wyckoff Road
Wall, NJ 07719

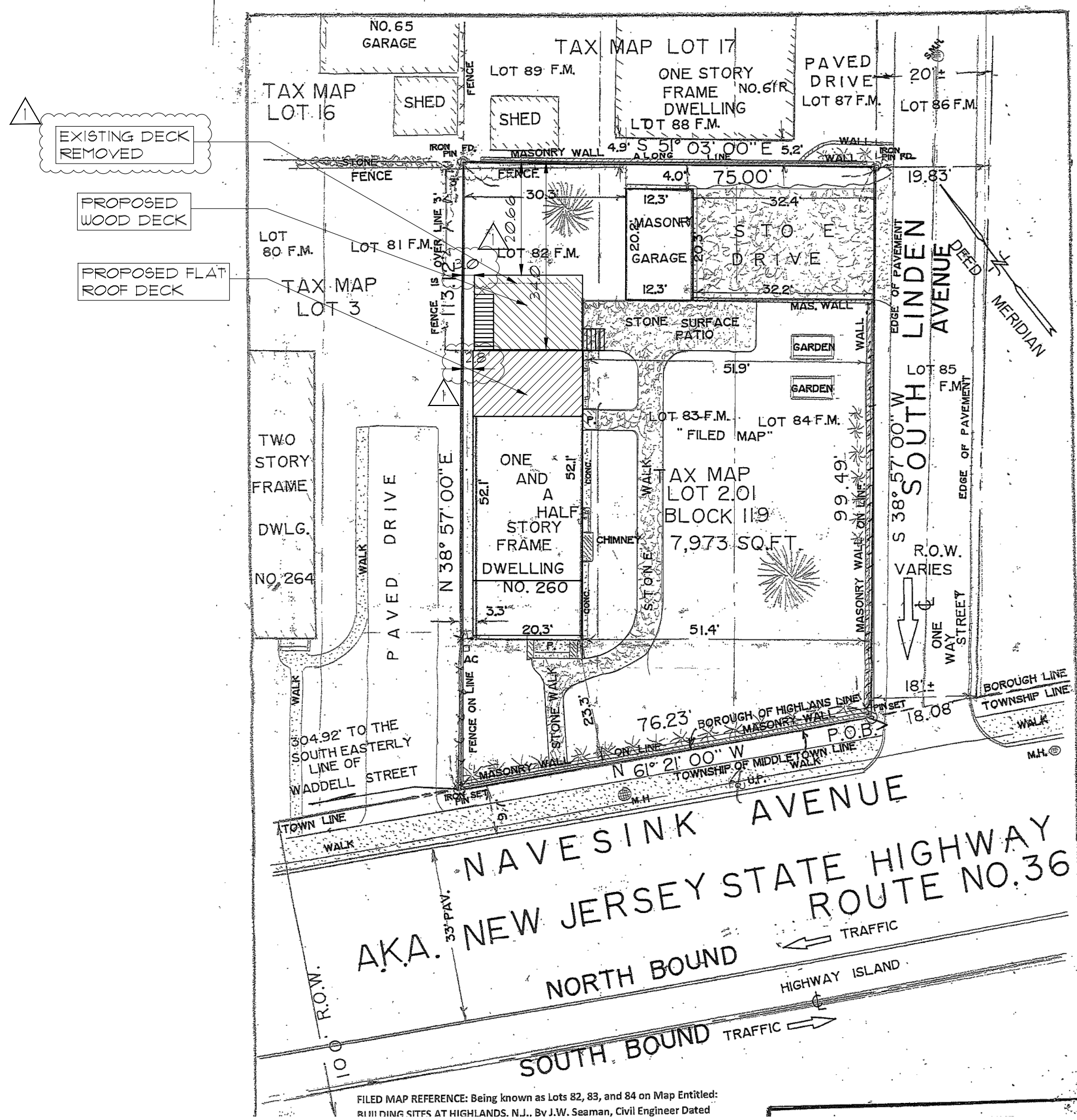
MONMOUTH COUNTY BAYSHORE OUTFALL AUTHORITY
Attn: Executive Director
200 Harbor Way
PO Box 184
Belford, NJ 07718

200' Lot Block 119 Lot 2.01 Borough of Highlands				
Block Lot Qual	Owner	Mailing address	City, State, Zip	
1319-120-10.09	255 SHORE DR CO	255 SHORE DR	HIGHLANDS NJ	07732
1319-119-16	SKAGERBERG PATRICIA M	65 LINDEN AVENUE	HIGHLANDS NJ	07732
1319-119-4	SAMUELSON JOSEPHINE	266 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-119-7	PUSTROM MARKUS J. KARIN S.	278 NAVESINK AVENUE	HIGHLANDS NEW JERSEY	07732
1332-767-3.02	KOVACH MARI	PO BOX 393	HIGHLANDS NJ	07732
1319-119-3	FERRARIO SUSAN L.	P.O. BOX 3308	RUMSON NJ	07760
1319-120-8.01	LOFTUS JOHN R & BARBARA C	100 SOUTH LINDEN AVENUE	HIGHLANDS NJ	07732
1319-120-8.04	BUTLER DONNA	254 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-120-8.05	LAPITZKI STEVEN & NICHOLAS	320 VILLA PARK WAY	SPRING LAKE NJ	07762
1319-119-10.01	FINNEGAN JOHN S. & KATHLEEN A.	9 WADDELL STREET	HIGHLANDS NJ	07732
1319-119-10.02	HUBER THOMAS J.	7 WADDELL STREET	HIGHLANDS NJ	07732
1319-119-13	O MALLEY SEAN	79 LINDEN AVENUE	HIGHLANDS NJ	07732
1319-119-14.01	BALCOMB KAREN & WADDICOR CHRISTOPHER	75 SOUTH LINDEN AVENUE	HIGHLANDS NJ	07732
1319-119-15	SHEA WILLIAM & DOROTHY	67 SOUTH LINDEN AVENUE	HIGHLANDS NJ	07732
1319-119-5.01	CAROCCHI DAVID W & RETHWISCH COURTNEY	270 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-119-6	O DONNELL KEVIN & KISSIDAY E.	274 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-120-7.01	DOERR NERIKO M TRUSTEE	246 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-120-7.03	MONSALVE FRANCO	237 SHORE DRIVE	HIGHLANDS NJ	07732
1319-120-7.04	KENNEDY MARIA E	242 NAVESINK AVENUE	HIGHLANDS NJ	07732
1319-119-17	CARUSO FRANK & CAROLE	61 SO LINDEN AVENUE	HIGHLANDS NJ	07732
1319-119-2.01	KUBIS JAMES	161 MOUNTAIN VIEW DRIVE	POCONO LAKE PA	18347
1319-120-8.02	HANNA ROBERT & LUCILLE	239 SHORE DRIVE	HIGHLANDS NJ	07732
1319-120-8.03	SHARKEY DAVID & KELLY KIMBERLY	241 SHORE DRIVE	HIGHLANDS NJ	07732
1332-767-3.01	KOVACH KURT & MARI	PO BOX 393	HIGHLANDS NJ	07732
1332-767-6	FELLEMAN JOHN & ELIZABETH TRUSTEES	177 W PIERREPONT AVE	RUTHERFORD NJ	07070

200' OWNERS LIST

proposed site plan and addition for KUBIS RESIDENCE

260 NAVESINK AVENUE
HIGHLANDS, NEW JERSEY
BLOCK 119 ~ LOT 2.01



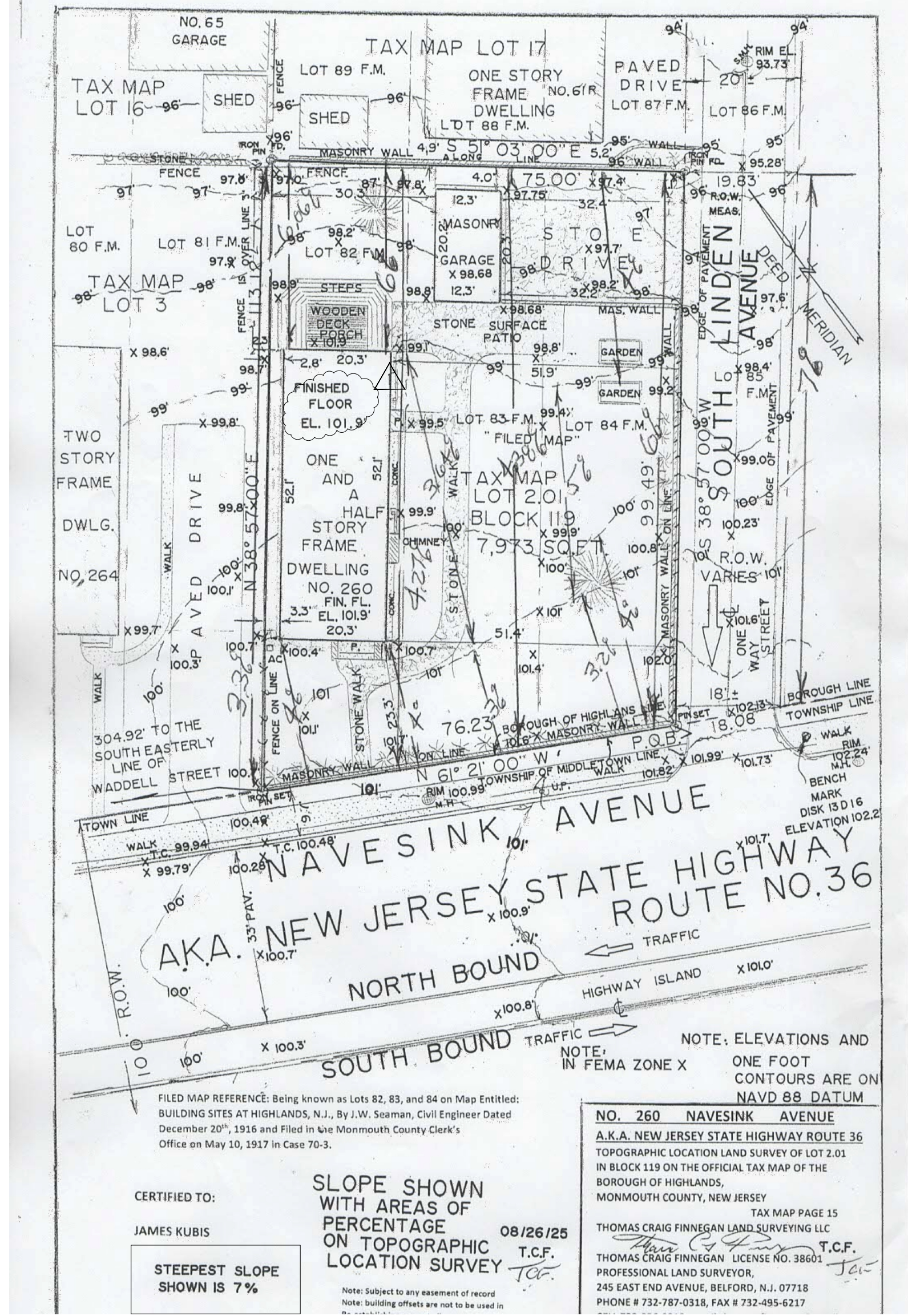
SITE PLAN
SCALE: 1" = 20'-0"

INFORMATION SHOWN ON THIS PLAN
IS BASED ON SURVEY DONE BY:
THOMAS CRAIG FINNEGAN
PROFESSIONAL LAND SURVEYOR
N.J. LIC. NO. 38601
DATED 07/13/23.

APPLICATION NO. _____
APPROVED/DISAPPROVED BY THE
HIGHLANDS LAND USE BOARD AS A
MINOR SITE PLAN ON _____ (DATE)

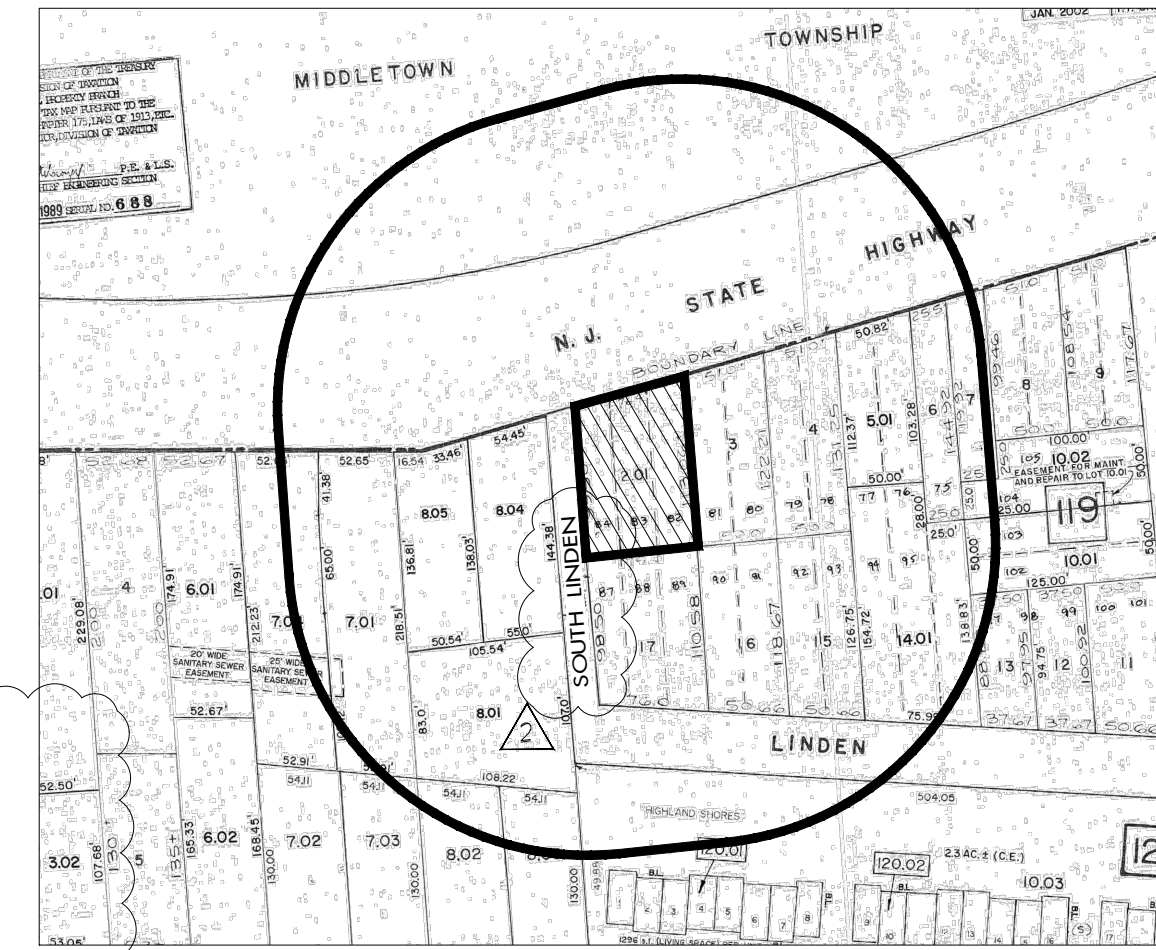
BOARD CHAIRMAN _____ (DATE)

BOARD SECRETARY _____ (DATE)



TOPOGRAPHICAL
SCALE: 1" = 20'-0"

NOTE: ROOF GUTTERS WILL BE INSTALLED ALONG
PERIMETER OF EXISTING ROOF AND NEW ROOF DECK.
LEADERS TO BE DIRECTED TO THE STREET.



200 FEET MAP
SCALE: N.T.S.

ANTHOONY M. COONZ ARCHITECT
20 BINGHAM AVENUE, RUMSON, NJ 07760
PHONE: 732-842-3800 ~ FAX: 732-842-7777 ~ email: info@amcaarchitect.com ~ www.amcaarchitect.com

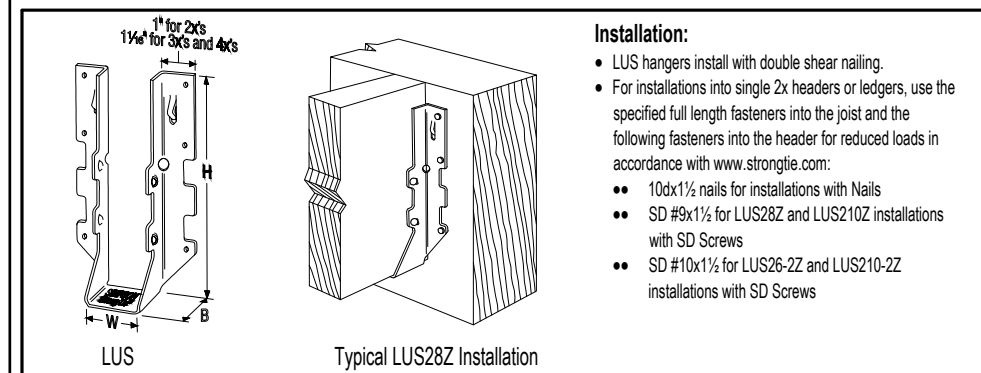
REVISIONS
DATE
REV 3/14/25 COMPLIANCE REVIEW #1
REV 9/17/25 COMPLIANCE REVIEW #2

KUBIS RESIDENCE
260 NAVESINK AVENUE
HIGHLANDS, NEW JERSEY

DATE 8/7/24
SHEET NO. A-1
JOB NUMBER 24-056
BLOCK 119
LOT 2.01

NOTIFY ARCHITECT IMMEDIATELY OF
ANY DISCREPANCIES BEFORE TO THE
START AND COMPLETION OF WORK.

[illegible]

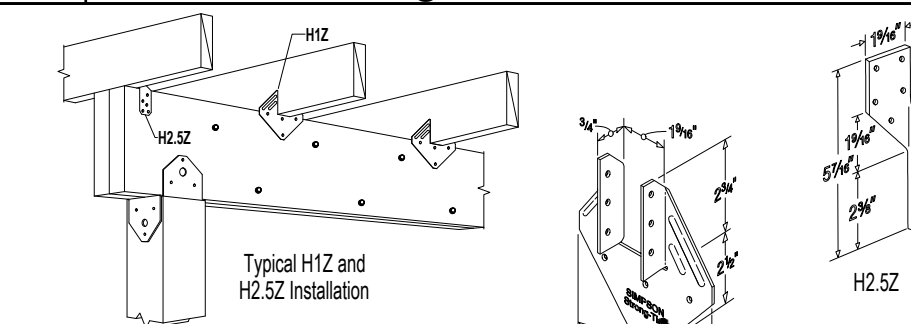


- Installation:**
- LUS hangers install with double shear nailing.
 - For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
 - 10dx1½ nails for installations with Nails
 - SD #9x1½ for LUS26Z and LUS210Z installations with SD Screws
 - SD #10x1½ for LUS26-ZZ and LUS210-ZZ installations with SD Screws

Model No.	Dimensions (in.)			Fasteners			
	W	H	B	Nails	SD Screws		
LUS26Z	1 9/16	4 3/4	1 3/4	4-10d	4-10d	-	-
LUS28Z	1 9/16	6 5/8	1 3/4	6-10d	4-10d	6-SD #9x2½	4-SD #9x2½
LUS210Z	1 9/16	7 13/16	1 3/4	8-10d	4-10d	8-SD #9x2½	4-SD #9x2½
LUS26-ZZ	3 1/8	4 7/8	2	4-16d	4-16d	4-SD #10x2½	4-SD #10x2½
LUS210-ZZ	3 1/8	9	2	8-16d	6-16d	8-SD #10x2½	6-SD #10x2½

1. Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

LUS Joist Hangers

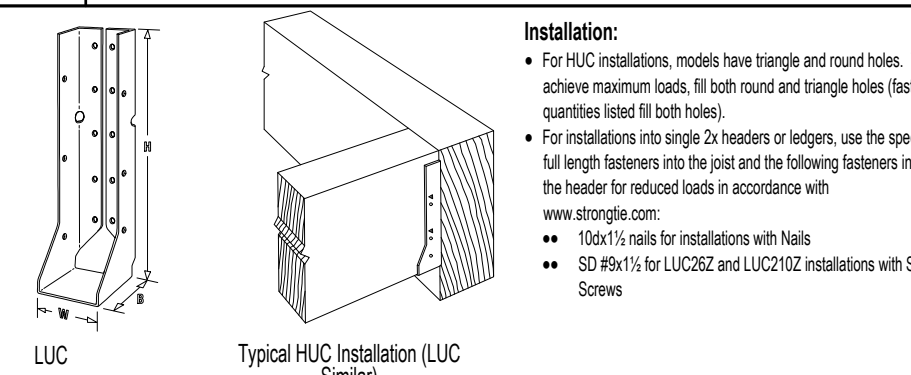


- Installation:**
- Use all specified fasteners.

Model No.	Fasteners			
	Nails		SD Screws	
H1Z	To Joist	To Beam	To Joist	To Beam
H1Z	6-8dx1½	4-8dx1½	6-SD #9x1½	4-SD #9x1½
H2SZ	5-8dx1½	5-8dx1½	5-SD #9x1½	5-SD #9x1½
H2SZ	5-10dx1½	5-10dx1½	5-SD #9x1½	5-SD #9x1½

1. Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

H Hurricane Ties

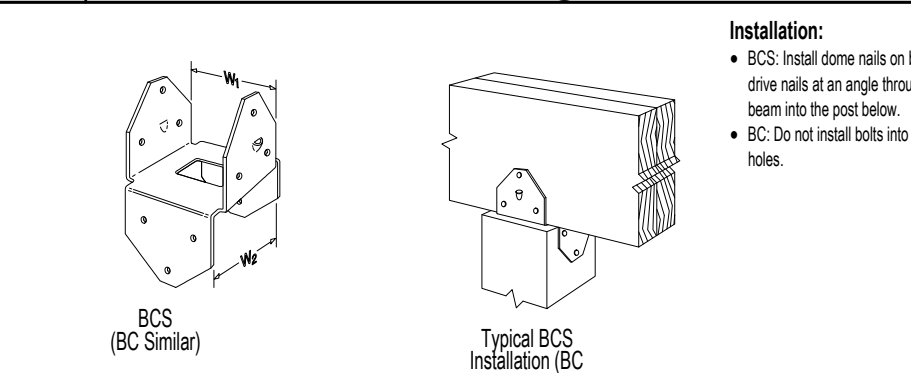


- Installation:**
- For HUC installations, models have triangle and round holes. To achieve maximum loads, fill both round and triangle holes (fastener quantities listed fill both holes).
 - For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
 - 10dx1½ nails for installations with Nails
 - SD #9x1½ for LUC26Z and LUC210Z installations with SD Screws

Model No.	Dimensions (in.)			Fasteners			
	W	H	B	Header	Joist	Header	Joist
LUC26Z	1 9/16	4 3/4	1 3/4	6-10d	4-10dx1½	6-SD #9x2½	4-SD #9x1½
LUC210Z	1 9/16	7 3/4	1 3/4	10-10d	6-10dx1½	10-SD #9x2½	6-SD #9x1½
LUC26-ZZ	3 1/8	5 3/8	2 1/2	12-16d	6-10d	-	-
LUC28-ZZ	3 1/8	7	2 1/2	14-16d	6-10d	-	-
LUC210-ZZ	3 1/8	8 13/16	2 1/2	18-16d	10-10d	-	-

1. Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

LUC, HUC Joist Hangers

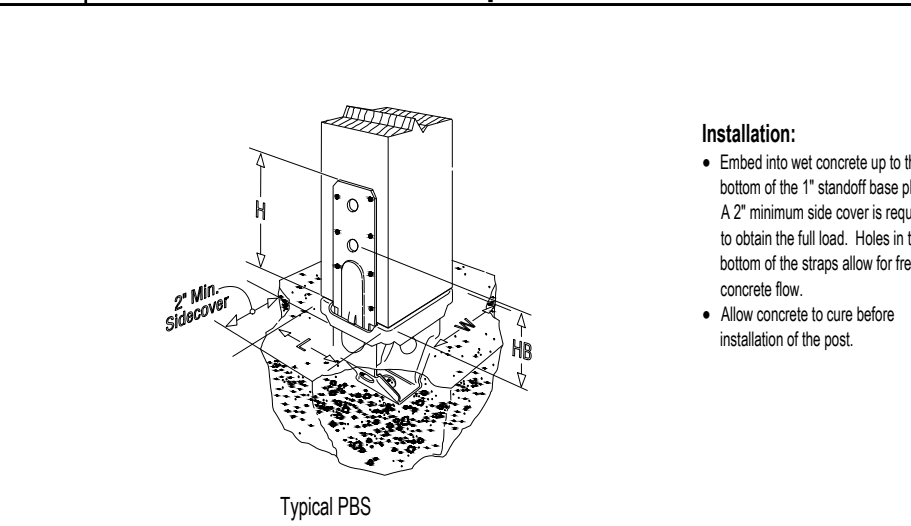


- Installation:**
- BCS: Install dome nails on beam; drive nails at an angle through the beam into the post below.
 - BC: Do not install bolts into pilot holes.

Model No.	Dimensions (in.)						Fasteners			
	W1	W2	L1	L2	H1	H2	Beam Flange	Post Flange	Beam Flange	Post Flange
BC2	3 9/16	3 9/16	2 7/8	2 7/8	3	3	6-16d	6-16d	6-SD #10x1½	6-SD #10x1½
BC2Z	5 1/2	5 1/2	4 3/8	4 3/8	3 3/8	3 3/8	12-16d	12-16d	-	-
BCS2-24Z	3 1/8	3 9/16	2 7/8	2 7/8	2 15/16	2 15/16	8-10d	6-10d	8-SD #9x2½	6-SD #9x2½
BCS2-36Z	4 5/8	5 9/16	4 3/8	2 7/8	3 5/16	2 15/16	12-16d	6-16d	-	-

1. Indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
2. Refer to current Wood Construction Connectors catalog for additional information.

BC, BCS Post Caps



- Installation:**
- Embed into wet concrete up to the bottom of the 1" standoff base plate. A 2" minimum side cover is required to obtain the full load. Holes in the bottom of the straps allow for free concrete flow.
 - Allow concrete to cure before installation of the post.

Model No.	Dimensions (in.)				Post Fasteners			
	W	L	H	HB	Nails	SD Screws	Machine Bolts	
PBS44HDG	3 9/16	3 1/2	6 1/4	3 7/16	14-16d	14-SD #10x1½	Qty.	Dia.
PBS66HDG	5 1/2	5 3/8	6 1/2	3 11/16	14-16d	-	2	1/2

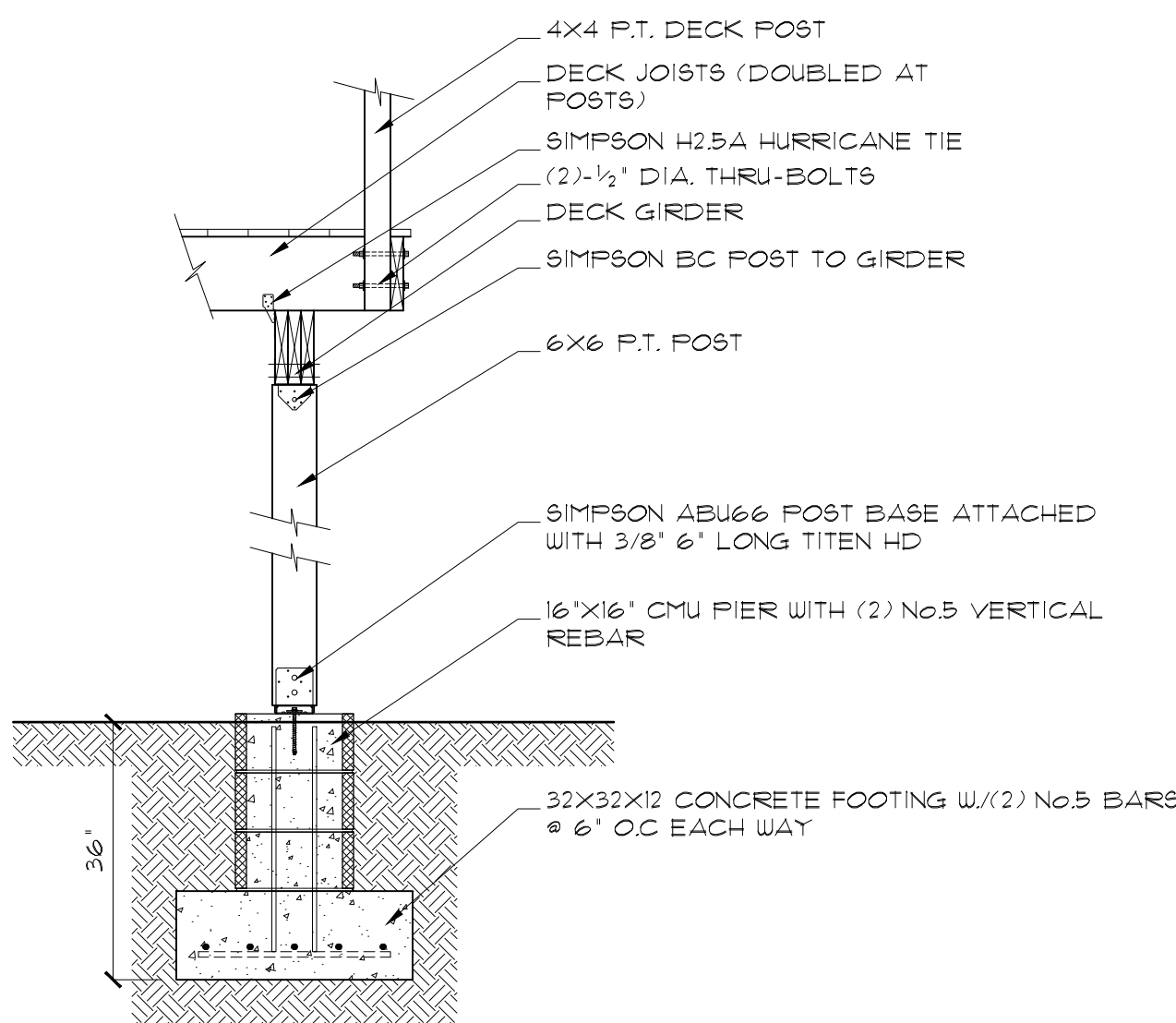
1. Refer to current Wood Construction Connectors catalog for additional information.

PBS Post Bases



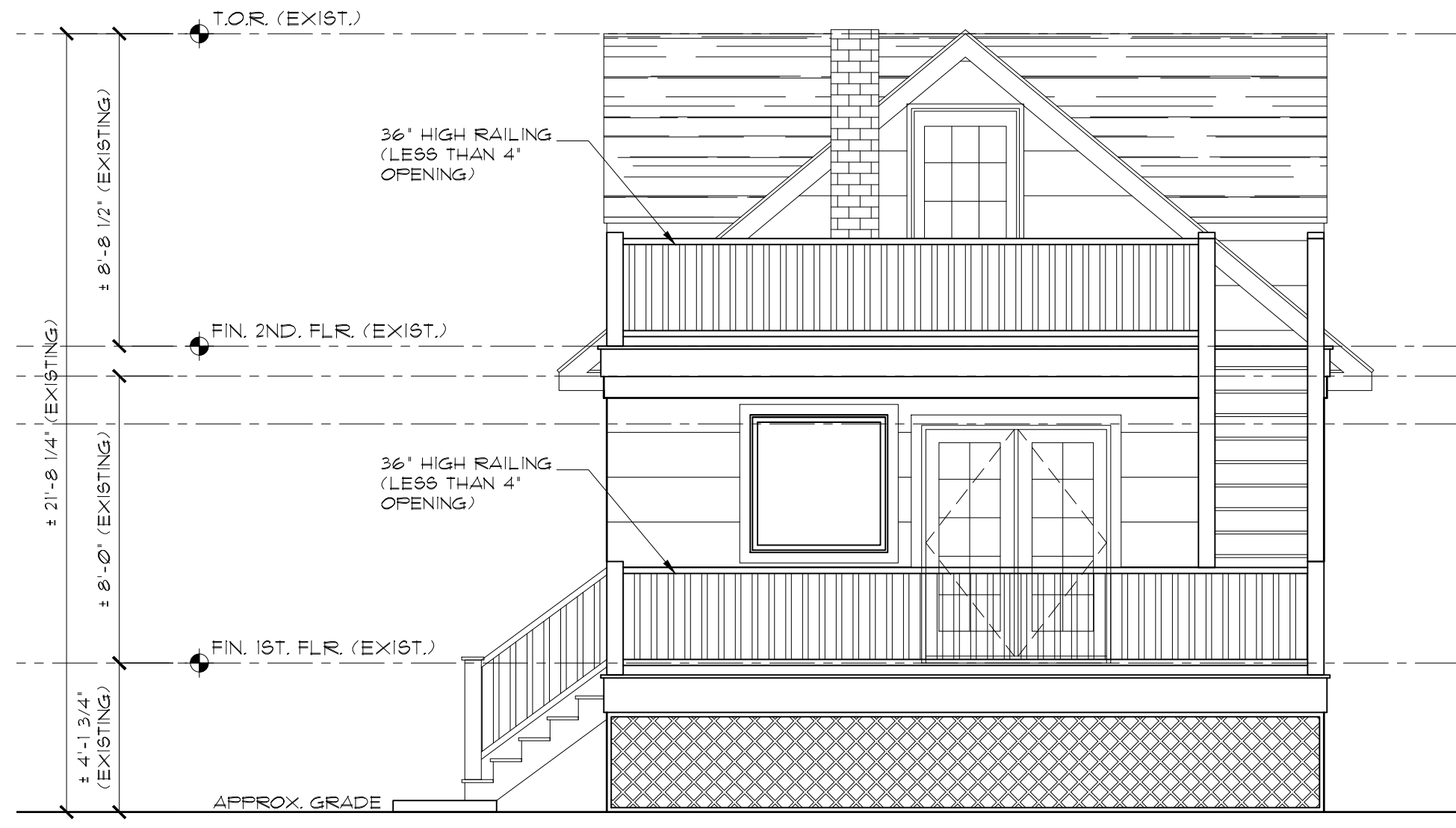
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



DECK DETAIL

SCALE: 1/2" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

Item 5.

N.J. STATE LIC #A113804

ANTHONY M. CONDOURIS

ARCHITECT

20 BINGHAM AVENUE, RUMSON, NJ 07760

phone: 732-842-3800 ~ fax: 732-842-7777 ~ email: info@amcarchitect.com ~ www.amcarchitect.com

REVISIONS

DATE

PER 3/14/25 COMPLIANCE REVIEW #1

9/8/25

PER 9/17/25 COMPLIANCE REVIEW #2

10/6/25

CLIENT

KUBIS RESIDENCE

260 NAVESINK AVENUE

HIGHLANDS, NEW JERSEY

JOB NUMBER

24-056

BLOCK

119

LOT

201

DRAWN BY

JM

DATE

8/7/24

SHEET NO.

A-4

NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BEFORE THE START AND COMPLETION OF WORK.

37

ENCROACHMENT AGREEMENT

This Encroachment Agreement ("Agreement") is made and entered into this 14 day of October 20__, by and between: Owner: **Jim Kubis**, owner of the property located at **260 Navesink Avenue, Highlands, New Jersey 07732** ("Owner's Property"); and Adjoining Owner: **Susan Ferraro**, owner of the adjoining property located at **264 Navesink Avenue, Highlands, New Jersey 07732** ("Adjoining Property").

RECITALS

A. The Owner constructed and maintains a fence ("Encroaching Structure") that encroaches upon a portion of the Adjoining Property.

B. The parties desire to formally acknowledge the existence of this encroachment and to set forth their mutual understanding and agreement concerning the Encroaching Structure.

1. Description of Encroachment

The parties acknowledge that a portion of the Owner's fence encroaches onto the Adjoining Property by approximately three (3) feet along a distance of approximately thirty (30) feet along the shared boundary line, as generally depicted on Exhibit "A" (a sketch or survey to be attached).

2. Grant of Encroachment

Adjoining Owner hereby grants and conveys to Owner a permanent and non-revocable license and right to maintain, repair, and replace the Encroaching Structure in its current location. This license shall run with the land and bind the parties and their respective heirs, successors, and assigns.

3. Maintenance and Indemnification

Owner agrees to maintain the Encroaching Structure in good condition and repair at Owner's sole cost and expense, and to indemnify, defend, and hold harmless Adjoining Owner from and against any loss, damage, claim, or expense arising from the existence, maintenance, or replacement of the Encroaching Structure.

4. No Further Rights Conveyed

This Agreement does not convey or transfer ownership of the portion of land encroached upon, but merely grants the Owner the right to maintain and use the Encroaching Structure in its current position.

5. Successors and Assigns

This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, and shall run with the land so long as the Encroaching Structure remains in place.

6. Entire Agreement



4000 Kozloski Road, P.O. Box 5033
Freehold, New Jersey 07728-5033
Tel: (732) 683-8500
Fax: (732) 683-9140
E-mail: info@freeholdscd.org
Website: www.freeholdsoil.org

10/09/2025

JAMES KUBIS
260 NAVESINK AVENUE
HIGHLANDS NJ 07732

Ref.#: 0012-F271
Proj.: 260 NAVESINK AVENUE DECK
Twp. : HIGHLANDS
Block: 119
Lots : 2.01

Dear JAMES KUBIS,

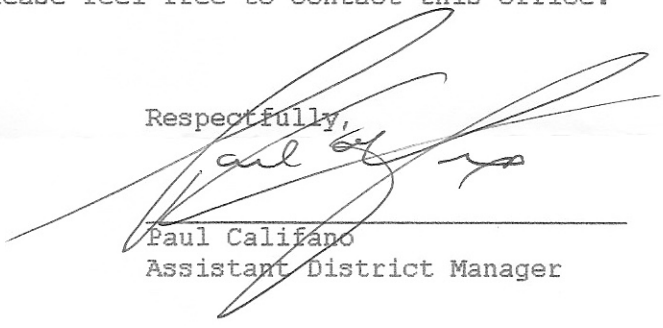
This is to inform you that in accordance with the New Jersey Soil Erosion and Sediment Control Act; N.J.S.A. 4:24-39 et. seq., Chapter 251, P.L. 1975 and as amended by C. 264, P.L. 77 and C. 459, P.L. 79, anyone disturbing more than 5,000 square feet of the surface area of land for the accommodation of construction, must file an application along with Soil Erosion and Sediment Control plans to the local District office for review and certification.

The above referenced project is exempt from the Act because of the enumerated reason below, and therefore does not require certification of a Soil Erosion and Sediment Control plan.

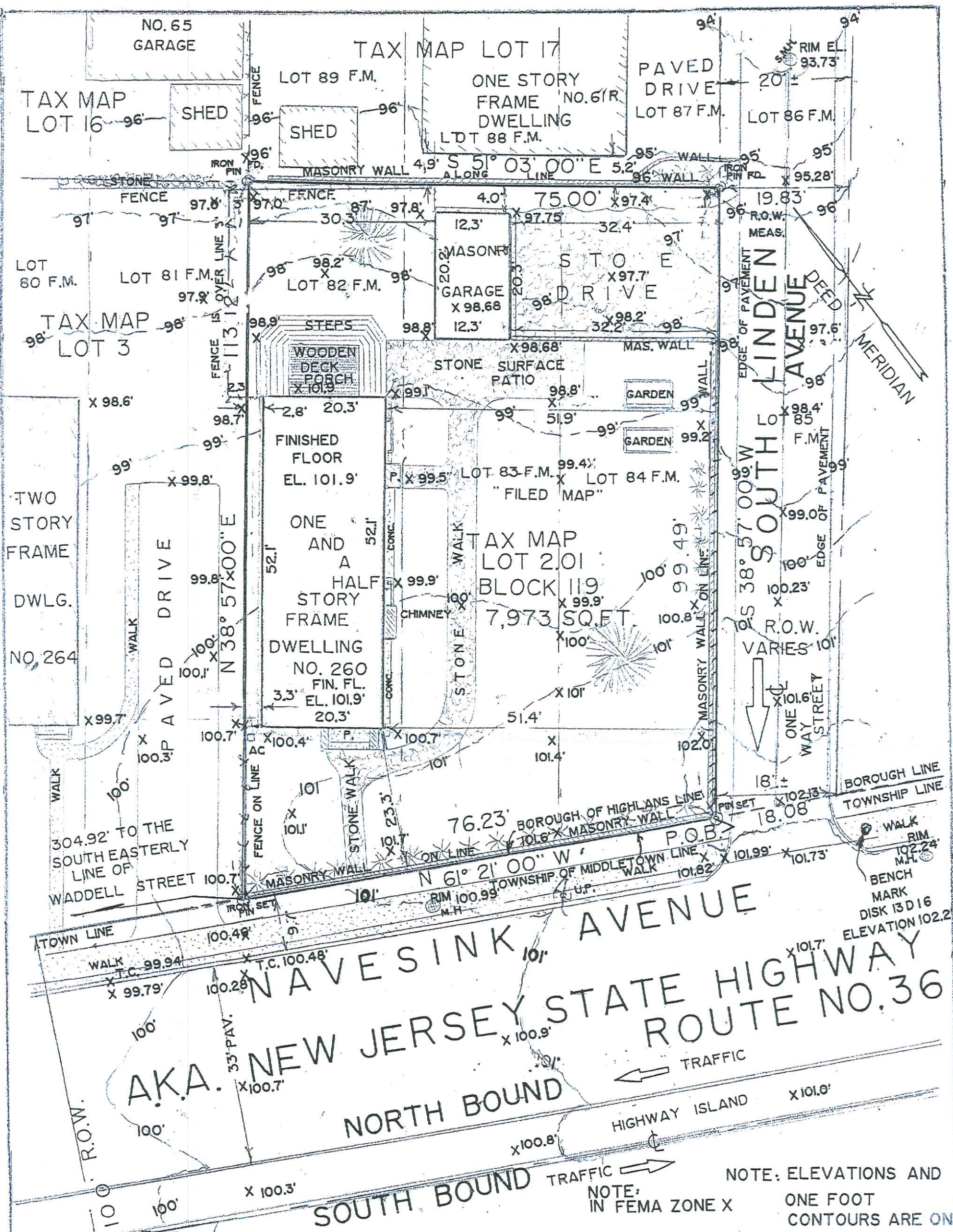
1. Demolition and rebuild of deck less than 5,000 square feet of soil disturbance.

However, should the land disturbance exceed 5,000 square feet, submission and certification of a Soil Erosion and Sediment Control plan may be required. If you should have any questions, please feel free to contact this office.

Respectfully,


Paul Califano
Assistant District Manager

SR
cc: Planning Board
Construction Official
Municipal Engineer
Applicant's Engineer



FILED MAP REFERENCE: Being known as Lots 82, 83, and 84 on Map Entitled: BUILDING SITES AT HIGHLANDS, N.J., By J.W. Seaman, Civil Engineer Dated December 20th, 1916 and Filed in the Monmouth County Clerk's Office on May 10, 1917 in Case 70-3.

CERTIFIED TO:

JAMES KUBIS

Note: Subject to any easement of record
Note: building offsets are not to be used in
Re-establishing property lines

NOTE: ELEVATIONS AND
ONE FOOT
CONTOURS ARE ON
NAVD 88 DATUM

NO. 260 NAVESINK AVENUE
A.K.A. NEW JERSEY STATE HIGHWAY ROUTE 36
TOPOGRAPHIC LOCATION LAND SURVEY OF LOT 2.01
IN BLOCK 119 ON THE OFFICIAL TAX MAP OF THE
BOROUGH OF HIGHLANDS,
MONMOUTH COUNTY, NEW JERSEY

TAX MAP PAGE 15
THOMAS CRAIG FINNEGAN LAND SURVEYING LLC
Thomas C. Finnegan
THOMAS CRAIG FINNEGAN LICENSE NO. 38601
PROFESSIONAL LAND SURVEYOR,
245 EAST END AVENUE, BELFORD, N.J. 07718
PHONE # 732-787-0318, FAX # 732-495-6217
CELL 732-856-0318, email: thomascfinnegan@gmail.com
SCALE 1" = 15' JULY 30, 2025



LAND USE BOARD APPLICATION

FOR OFFICIAL USE

Date Rec'd: _____ Application #: _____ Fee: _____
Escrow: _____ Escrow Acct# _____

1. APPLICANT

Name: Solar Powered 44 LLC
Address: 44 Miller Street
City: Highlands State: NJ Zip: 07732
Phone: 973-572-5007
Email: mark@unitedsolarco.com
Relation to property: property owner

2. OWNER

Name: Mark Landgrebe
Address: 27 Miller Street
City: Highlands State: NJ Zip: 07732
Phone: 973-572-5007
Email: mark@unitedsolarco.com

3. TYPE OF APPLICATION (Check all that apply)

- ☐ Minor Subdivision
- ☐ Major Subdivision – Preliminary
- ☐ Major Subdivision – Final
- ☐ Minor Site Plan
- ☐ Major Site Plan – Preliminary
- ☐ Major Site Plan – Final
- ☐ Variance
- ☒ Use Variance

- ☐ Appeal – Zoning Denial date _____
- ☐ Appeal – Land Use Decision date _____
- ☐ Informal Concept Plan Review
- ☐ Extension of Approval
- ☐ Revision/Resubmission of Prior Application
- ☐ Other _____

4. PROPERTY INFORMATION

Block 58 Lot(s) 7.01 Address: 44 Miller Street
Lot size 4,920 SF # of Existing Lots 1 # of Proposed Lots 1
Zone R-2.02 Are there existing Deed Restrictions or Easements? ☒ No ☐ Yes – Please attach copies
Has the property been subdivided? ☒ No ☐ Yes If yes, when? _____
Attach copies of approved map or approved resolution
Property taxes paid through See attached. Sewer paid through _____

5. ATTORNEY (A corporation, LLC, Limited Partnership, or S-Corp **must** be represented by a NJ attorney)

Name: Kevin Kennedy, Esq.
Address: 165 Rt. 35, #1A Red Bank, NJ 07701
Phone: 732-936-1099 Email: _____



Borough of Highlands
151 Navesink Ave.
Highlands, NJ 07732
(732) 872-1224
www.highlandsnj.gov

6. APPLICANT'S OTHER PROFESSIONAL(S) – Engineer, Planner, Architect, etc.

Name: Donna M. Bullock, PE
Address: Morgan Engineering- PO Box 5232
Toms River, New Jersey 08754
Phone: 732-270-9690
Email: donnab@morganengineeringllc.com

Name: _____
Address: _____

Phone: _____
Email: _____

7. LAND USE

A. PROPERTY HISTORY –Describe in detail, nature of prior use(s) on the site, start date of such use, any prior Land Use Board applications for this site (attach copy of resolution, if applicable), history of current ownership, etc.

Applicant purchased a 2-family dwelling in 2020 and received approval for reconstruction of new ~~two family dwelling on existing footprint with 75% of construction completed.~~ In January 2024, Highlands reestablished the Building department and a stop work order was issued. Borough is now requiring a use variance application for a two-family swelling whereas one family dwelling is permitted.

B. PROPOSED PLAN –Describe in detail, proposed use for property, including, but not limited to: 1) portion to be subdivided; 2) sell lot only; 3) construct house(s) for sale; 4) how trash will be disposed; 5) landscaping; 6) hours of operation; 7) type of goods/services; 8) fire lane. Attach additional sheets if necessary.

The Applicant/owner is seeking to obtain a use variance approval for modifications to an existing structure for a two-family dwelling, where only single family dwellings are permitted in the R-2.02 zone

C. ADDITIONAL INFORMATION:

		Existing	Proposed
Residential:	How many dwelling units?	<u>1</u>	<u>2</u>
	How many bedrooms in each unit?	<u>2</u>	<u>2</u>
	How many on-site parking spaces?	<u>2</u>	<u>4</u>
Commercial:	How many commercial uses on site?	<u>0</u>	<u>0</u>
	How many on-site parking spaces?	<u>0</u>	<u>0</u>



8. **VARIANCE REQUESTS** Complete section(s) related to the relief being requested.

	Req'd	Exist.	Prop'd
Minimum Lot Requirements			
Lot Area	4,000 SF	4,920 SF	N.C.
Frontage	50 ft.	141.5 ft	N.C.
Lot Depth	75 ft	70.75 ft	N.C.
Minimum Yard Requirements			
Front Yard Setback	20 ft	0.9 ft	N.C.
2 nd Front Yard Setback	20 ft	3.6 ft	N.C.
Rear Yard Setback			
Side Yard Setback, right	6 ft	7.3 ft	N.C.
Side Yard Setback, left	8 ft	29.8 ft	N.C.
Building Height	32.5 ft	<32.5 ft	N.C.

	Req'd	Exist.	Prop'd
Accessory Structures			
Fence/Wall Height			
Garage/Shed Height			
Garage/Shed Area			
Pool Setback			
Parking Requirements			
On-site Parking Spaces	2.5	2	4
Other (please add)			

9. **OTHER RELIEF REQUESTED** Please specify relief(s) and explain below.

Use variance required for a proposed two-family residential dwelling, which is not permitted in the R-2.02 residential zone, along with Bulk "C" variances for the following: 1. front setback (4th Street); 2. Front setback (Miller Street); 3. Maximum building coverage



Item 6.
Borough of Highlands
151 Navesink Ave.
Highlands, NJ 07732
(732) 872-1224
www.highlandsnj.gov

10. NOTARIZED SIGNATURE OF APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual Applicant, or that I am an Officer of the Applicant authorized to sign the application for the business organization. Additionally, I certify that the survey or plans submitted with this application shows and discloses the premises in its entirety, and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

SWORN & SUBSCRIBED to before me this
26th day of June 2025 (year)
Patricia A Meyer (notary)
PATRICIA A MEYER (Seal)
Notary Public
State of New Jersey
My Commission Expires Nov. 5, 2027

Signature: [Signature] Date: 6/26/25
Print Full Name: MARK LANDGREBE

11. NOTARIZED CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, hereby consent to the making of this application and approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this
26th day of June 2025 (year)
Patricia A Meyer (notary)
PATRICIA A MEYER (Seal)
Notary Public
State of New Jersey
My Commission Expires Nov. 5, 2027

Signature: [Signature] Date: 6/26/25
Print Full Name: MARK LANDGREBE

12A. DISCLOSURE STATEMENT Circle all that apply.

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following questions:

- | | | |
|--|--------------------------------------|--------------------------|
| Is this application to subdivide a parcel of land into six (6) or more lots? | Yes | ☐ No |
| Is this application to construct a multiple dwelling of 25 or more units? | Yes | ☐ No |
| Is this an application for approval of a site(s) for non-residential purposes? | Yes | ☐ No |
| Is this Applicant a corporation? | ☒ Yes | No |
| Is the Applicant a limited liability corporation? | ☒ Yes | No |
| Is the Applicant a partnership? | Yes | ☐ No |

If you circled **YES** to any of the above, please complete the following Ownership Discloser Statement (use additional sheets if necessary).



12B. BUSINESS ORGANIZATION OWNERSHIP DISCLOSURE STATEMENT

Name of Corporation, Partnership, LLC, LLP, S-Corp:

Solar Powered 44 LLC

Listed below are the names and addresses of all owners of 10% or more of the stock/interest* in the above referenced business organization:

NAME	ADDRESS
Mark Landgrebe	27 Miller St. Highlands, NJ 07732

*If a corporation or a partnership owns 10% or more of the stock of a corporation, or 10% or great interest in a partnership, that corporation or partnership shall list the names and address of its stockholders holding 10% or more of its stock or 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% owner ship criterion established have been listed.

SWORN & SUBSCRIBED to before me this

20th day of June 2025 (year)
Patricia A. Mey (notary)

PATRICIA A MEY (Seal)

Notary Public

State of New Jersey

My Commission Expires Nov. 5, 2027

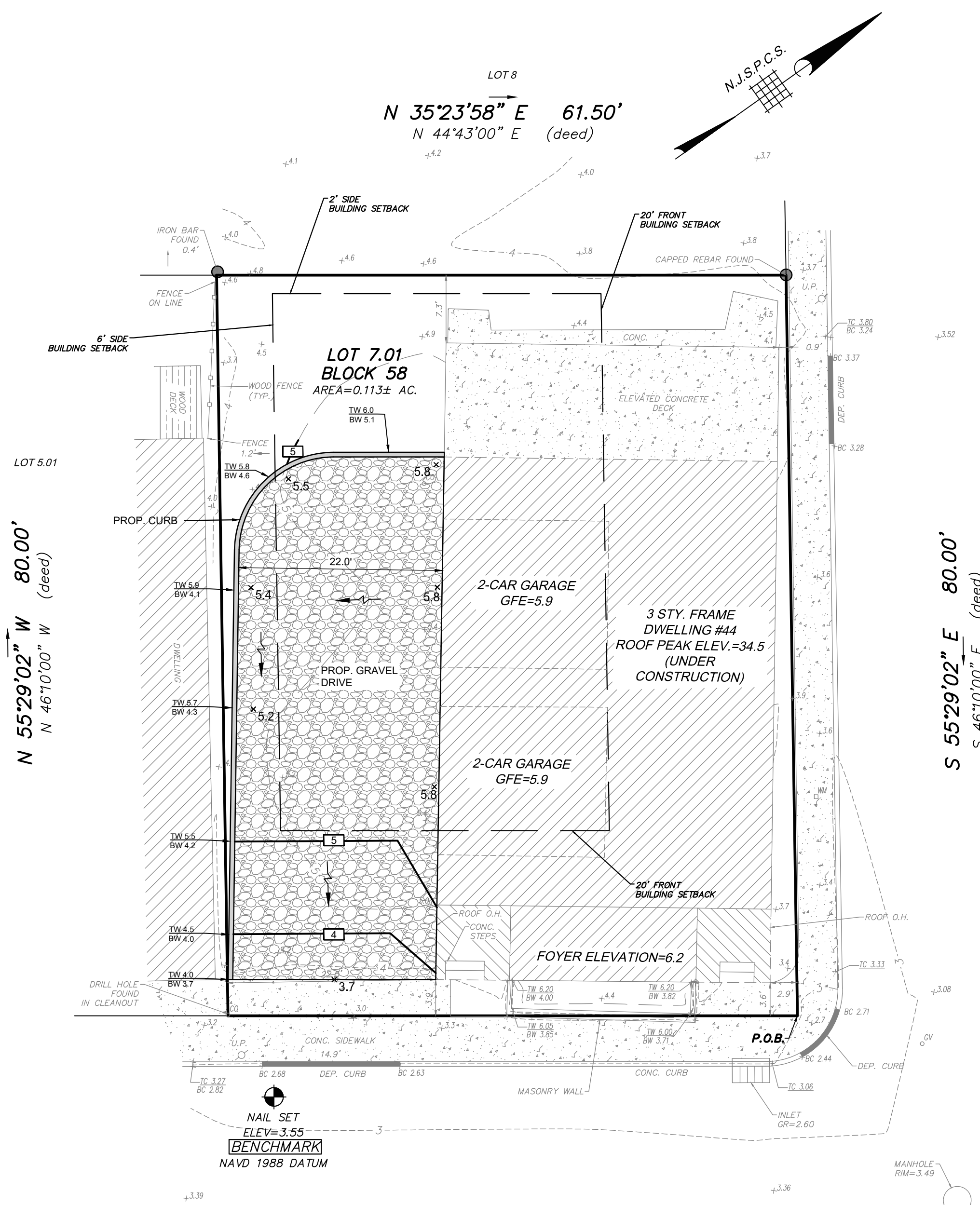
I.D.# 2206862

Signature (Officer/Partner)

Date

Print Full Name

Title



S 35°23'58" W 61.50'
S 44°43'00" W (deed)

MILLER STREET
(40' R.O.W.)
(28' P.W.T. WIDTH)

10 0 10 20
SCALE IN FEET
(1"=10')

200' PROPERTY OWNERS LIST

Block/Lot	Owner	Mailing address	City, State, Zip
200' List Block 58 Lot 7.01 44 Miller Street Highlands			
1319-54-1	SOYKA HELEN (ESTATE)	150 BAY AVENUE	HIGHLANDS NJ 07732
1319-54-7.011	LDN REAL ESTATE LLC	55 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-7.012	LDN REAL ESTATE LLC	53 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-7.013	LDN REAL ESTATE LLC	51 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-7.014	LDN REAL ESTATE LLC	55 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-7.015	LDN REAL ESTATE LLC	55 MILLER STREET	LITTLE SILVER NJ 07739
1319-54-4	CONSIGLIERE LLC	P.O. BOX 412	NAVESINK NJ 07752
1319-57-12	BOROUGH OF HIGHLANDS	151 NAVESINK AVE	HIGHLANDS NJ 07732
1319-58-7.01	SOLAR POWERED 44 LLC	27 MILLER STREET	HIGHLANDS NJ 07732
1319-58-23.01	DOCSIDE LLC	182 BAY AVENUE	HIGHLANDS NJ 07732
1319-58-24	HIGHLANDS POSTAL MANAGEMENT LLC	130 LEE AVENUE SUITE 356	BROOKLYN NY 11211
1319-58-25	YEUNG SAU WAN	29 WOODELY AVENUE	LONG BRANCH NJ 07740
1319-59-9	165 BAY HOLDINGS LLC	1041 HWY 36 SUITE 200	ATLANTIC HIGHLANDS NJ 07716
1319-59-10	BOROUGH OF HIGHLANDS	151 NAVESINK AVE	HIGHLANDS NJ 07732
1319-57-9	KIRSH KRAFT LLC	PO BOX 886	HAMMONTON NJ 08037
1319-54-14	CHAN TED & BENJAMIN	33 MILLER STREET	HIGHLANDS NJ 07732
1319-58-1	TKB PROPERTIES LLC	12 MILLER STREET	HIGHLANDS NJ 07732
1319-57-11	FITZGERALD SUZANNE	8 FOURTH STREET	HIGHLANDS NJ 07732
1319-57-27	LIPOVCHENKO OLEG	21 FIFTH STREET	HIGHLANDS NJ 07732
1319-57-20.01	KNOX MICHAEL	49 WATERMAN AVENUE	RUMSON NJ 07760
1319-57-15	CAZZA WILLIAM & SUSAN	14 FOURTH STREET	HIGHLANDS NJ 07732
1319-57-16	MISITA JOSEPH	16 4TH STREET	HIGHLANDS NJ 07732
1319-57-28	HARTSGROVE BARBARA A & HEATHER	19 FIFTH STREET	HIGHLANDS NJ 07732
1319-58-8	MEKELLER BARRY & LINDA	9 FOURTH STREET	HIGHLANDS NJ 07732
1319-54-10	HONNOLD KRISTIA & THOMAS BURKE	71 WATERMAN AVENUE	RUMSON NJ 07760
1319-54-11	CARVALHO MANUEL & MARIA	5 SUNSET CT	FREEDOLD NJ 07728
1319-54-12	DIEBOLD RICHARD	221 NAVESINK AVE	HIGHLANDS NJ 07732
1319-54-5	FLANNERY JOHN M. & DANIELLE A.	38 NORTH STREET	HIGHLANDS NJ 07732
1319-54-16	MURRAY MICHAEL S	29 MILLER STREET	HIGHLANDS NJ 07732
1319-57-3	MAHMOUD ESMAT	38 MILLER STREET	HIGHLANDS NJ 07732

Block/Lot	Owner	Mailing address	City, State, Zip
200' List Block 58 Lot 7.01 44 Miller Street Highlands			
1319-57-4	STARK SUSAN C/O T. WILSON	P.O. BOX 63	MIDDLETOWN NJ 07748
1319-57-2	FELDMAN MICHAEL & ANNA MARIE	12 DOGWOOD COURT	CLIFFWOOD NJ 07721
1319-57-10	HARTSGROVE REGINALD S H JR	15 FIFTH STREET	HIGHLANDS NJ 07732
1319-57-13	CAZZA WILLIAM	14 FOURTH STREET	HIGHLANDS NJ 07732
1319-57-14	CASAZZA LUCILLE	12 FOURTH STREET	HIGHLANDS NJ 07732
1319-57-1	AME REALTY LLC	42 MILLER STREET	HIGHLANDS NJ 07732
1319-54-3.01	DIRECO STEPHEN	127 OAK STREET	WOOD RIDGE NJ 07075
1319-58-26	ANDREW APARTMENTS LLC C/O A FRANK	48 SUMMERS AVENUE	WEST LONG BRANCH NJ 07764
1319-58-3.01	ELBERT PETER & BERNADETTE	50 MILLER STREET	HIGHLANDS NJ 07732
1319-57-18.01	CALDAS MARK	20 4TH STREET	HIGHLANDS NJ 07732
1319-58-9	PAHK DAVID & GOODMAN VICTORIA	11 FOURTH STREET	HIGHLANDS NJ 07732
1319-58-10	MIOLA ERICA	15 FOURTH STREET	HIGHLANDS NJ 07732
1319-58-11	MINERVA VICTOR & BETH	17 FOURTH STREET	HIGHLANDS NJ 07732
1319-54-9.011	SMITH SIMON	34 NORTH STREET	HIGHLANDS NJ 07732
1319-54-9.012	SEPE-CAPUTI MARIA GRACE	45 MILLER STREET	HIGHLANDS NJ 07732
1319-54-15	SHANNON ENTERPRISES LLC	300 BAY AVENUE	HIGHLANDS NJ 07732
1319-57-5	SCHIRO JOSEPH & PETRUCCI MARIA A	290 BRIGHTON STREET	STATEN ISLAND NY 10307
1319-54-13	KERWICK THOMAS & LAURA	24 BROOKLAKE ROAD	FLORHAM PARK NJ 07932
1319-58-12	FISHER GARY & ELLEN	90 CLIFFEDGE WAY	RED BANK NJ 07701
1319-58-5.01	TOMMILLER LLC	48 MILLER ST	HIGHLANDS NJ 07732

200' UTILITIES TO NOTIFY LIST

JCP&L
300 Madison Avenue
PO Box 1911
Morristown, NJ 07960

NEW JERSEY AMERICAN WATER COMPANY
Attn: Construction Department
661 Shrewsbury Ave
Shrewsbury, NJ 07702

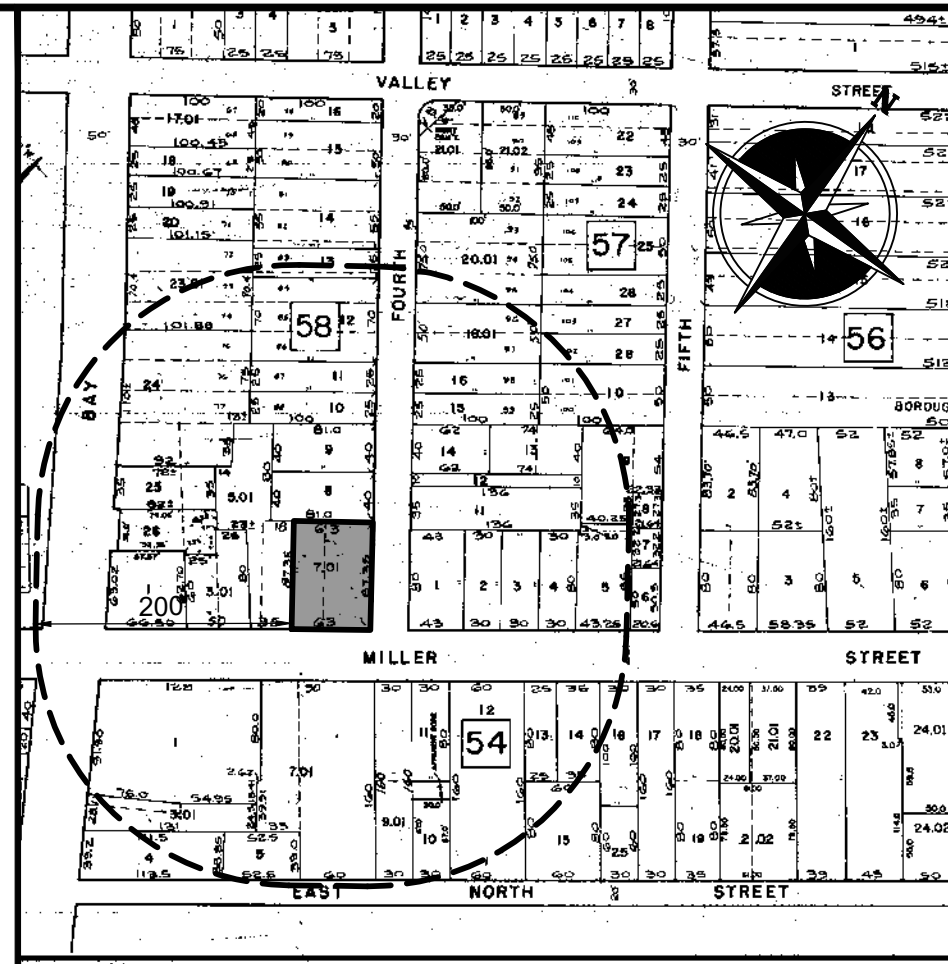
COMCAST COMMUNICATIONS OF MONMOUTH COUNTY
Ron Bertrand, Construction Foreman
403 South St
Eatontown, NJ 07724

VERIZON COMMUNICATIONS
One Verizon Way
Basking Ridge, NJ 07920

TOWNSHIP OF MIDDLETOWN SEWERAGE AUTHORITY
Raymond J. Nierstedt, P.E., Executive Director
PO Box 205, 100 Beverly Way
Belford, NJ 07718

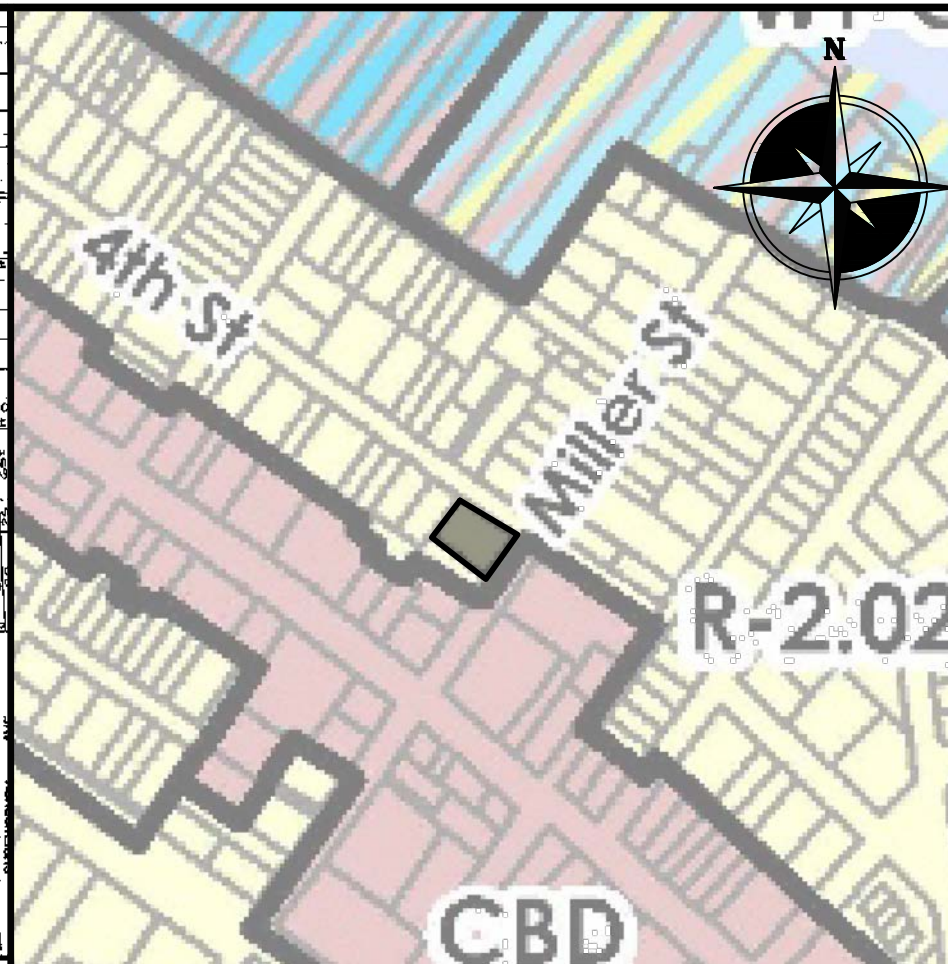
NEW JERSEY NATURAL GAS COMPANY
Attn: Joan Purcuro
PO Box 1464
1415 Wyckoff Road
Wall, NJ 07719

MONMOUTH COUNTY BAYSHORE OUTFALL AUTHORITY
Attn: Executive Director
200 Harbor Way
PO Box 184
Belford, NJ 07718



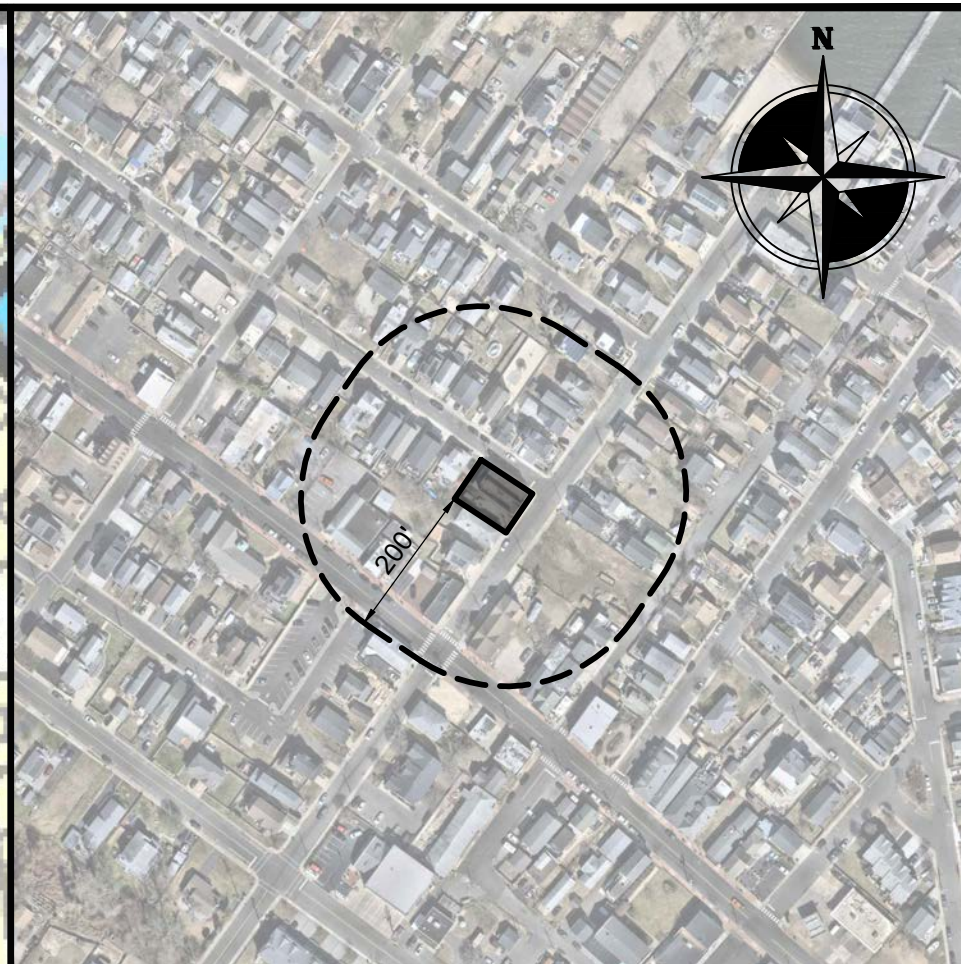
TAX MAP

SCALE: 1"=150'
TAX MAP INFORMATION TAKEN FROM "TAX MAP" BOROUGH OF
HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY SHEET
NUMBER #13



ZONING MAP

N.T.S.



KEY MAP

N.T.S.

NOTES:

- THIS MAP IS NOT A SURVEY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A USE VARIANCE FROM THE BOROUGH OF HIGHLANDS FOR THE CONSTRUCTION OF A TWO-FAMILY DWELLING WITH APPURTENANT SITE IMPROVEMENTS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "TOPOGRAPHIC SURVEY, LOT NO. 7.01, BLOCK NO. 58, BOROUGH OF HIGHLANDS, COUNTY OF MONMOUTH, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 4/3/25.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS/NGEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON CURRENT FIRM MAP #34025C0088H, DATED 6/15/2022.
- PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON PRELIMINARY FIRM MAP #34025C0088J, DATED 1/31/2014.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
- THIS PROPERTY IS LOCATED WITHIN THE R-2.02 (RESIDENTIAL) ZONE.
- MORGAN ENGINEERING HAS NOT EVALUATED THE SUBSURFACE SOIL CONDITIONS TO ASCERTAIN THE DEPTH TO GROUNDWATER OR THE SEASONAL HIGH WATER TABLE WITHIN THE FOOTPRINT OF THE DWELLING, THE HOMEOWNER, OR THEIR REPRESENTATIVE, SHALL COORDINATE WITH A QUALIFIED PROFESSIONAL TO ENSURE THE CONSTRUCTION COMPLIES WITH THE NEW JERSEY BUILDING CODE WITH RESPECT TO SEPARATION TO THE SEASONAL HIGH WATER TABLE. SHOULD THIS TESTING PRODUCE RESULTS IN CONFLICT WITH THE PROPOSED DESIGN, THE UNDERSIGNED PROFESSIONAL SHOULD BE NOTIFIED IMMEDIATELY.
- LIMIT OF DISTURBANCE = 1,500 S.F. / 0.034 AC.

VARIANCES REQUESTED:

- REQUIRED: FRONT YARD SETBACK (FOURTH STREET) = 20 FT. EXISTING & PROPOSED: FRONT YARD SETBACK (FOURTH STREET) = 0.9 FT.
- REQUIRED: FRONT YARD SETBACK (MILLER STREET) = 20 FT. EXISTING & PROPOSED: FRONT YARD SETBACK (MILLER STREET) = 3.6 FT.
- REQUIRED: MAXIMUM BUILDING COVERAGE IS 33%. EXISTING & PROPOSED: BUILDING COVERAGE IS 41.3%.
- REQUIRED: TWO-FAMILY DWELLINGS ARE NOT PERMITTED IN THE R-2.02 ZONE. EXISTING & PROPOSED: TWO-FAMILY DWELLING IN THE R-2.02 ZONE.

SUBMISSION WAIVERS REQUESTED:

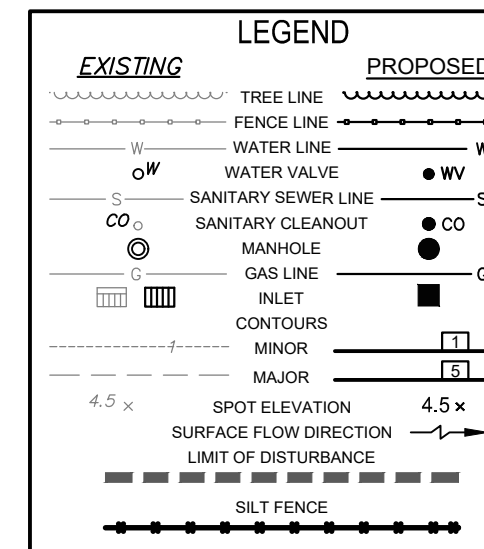
- THE LOCATION OF ALL EXISTING WATERCOURSES, WOODED AREAS, EASEMENTS, RIGHTS-OF-WAY, STREETS, ROADS, HIGHWAYS, RIVERS, BUILDINGS, STRUCTURES AND ANY OTHER FEATURE ON THE PROPERTY AND WITHIN SEVENTY-FIVE (75) FEET OF THE PROPERTY LINE. PROVIDED: LOCATION OF ALL RIGHTS-OF-WAY, STREETS, BUILDINGS AND OTHER FEATURES ON THE SUBJECT SITE AND IN THE RIGHT-OF-WAY ALONG THE FRONTAGE OF THE PROPERTY.
- LOCATION OF ALL STRUCTURES WITHIN SEVENTY-FIVE (75) FEET OF THE PROPERTY PROVIDED: LOCATION OF ALL STRUCTURES ON THE SUBJECT SITE AND THE LOCATION OF THE NORTHEASTERN WALL/BUILDING CORNERS OF THE DWELLING ON THE ADJACENT LOT (LOT 5.01).
- STORMWATER MANAGEMENT AND SANITARY SEWER REPORTS, INCLUDING PROPOSED STORM DRAINAGE AND SANITARY DISPOSAL FACILITIES. SPECIFICALLY: THE LOCATION, TYPE AND SIZE OF ALL EXISTING AND PROPOSED CATCH BASINS, STORM DRAINAGE FACILITIES, UTILITIES, PLUS ALL REQUIRED DESIGN DATA SUPPORTING THE ADEQUACY OF THE EXISTING OR PROPOSED FACILITIES TO HANDLE FUTURE STORM FLOWS. PROVIDED: NONE.
- EXISTING AND PROPOSED CONTOURS OF THE PROPERTY AND FOR SEVENTY-FIVE (75) FEET OUTSIDE THE PROPERTY AT ONE (1) FOOT INTERVALS WHEN NEW BUILDINGS OR PARKING AREAS ARE PROPOSED. SPOT ELEVATIONS FOR ANY DEVELOPMENT IN A FLOOD HAZARD AREA. PROVIDED: EXISTING CONTOURS AND SPOT ELEVATIONS ON THE SUBJECT SITE.

APPLICATION NO. _____ APPROVED/DISAPPROVED BY THE HIGHLANDS BOROUGH PLANNING BOARD/BOARD OF ADJUSTMENT.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

PREPARED FOR: SOLAR POWERED 44, LLC



ABBREVIATION
T.O. - TOP OF CURB
T.B. - TOP OF BOTTOM CURB GRADE
T.W. - TOP OF WALL
F.F.E. - FIRST FLOOR ELEVATION
B.F.E. - BASEMENT FLOOR ELEVATION
G.F.E. - GARAGE FLOOR ELEVATION
T.B.R. - TO BE REMOVED
N.T.S. - NOT TO SCALE

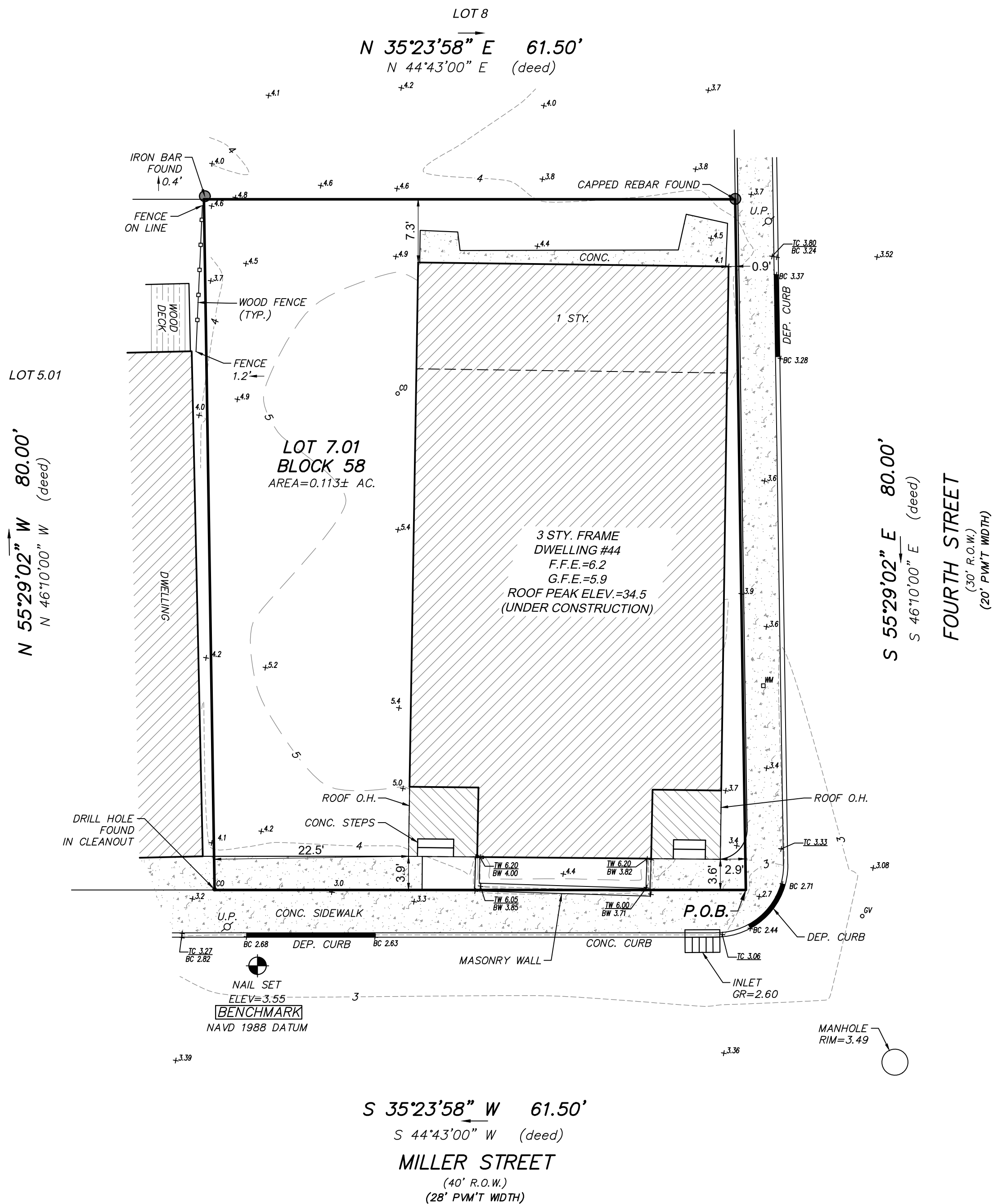
CERTIFICATE OF AUTHORIZATION: 24GA28229800
MORGAN
engineering & surveying
P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691
www.morganengineeringllc.com

Donna M. Bullock
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931

VARIANCE PLAN

LOT 7.01 44 MILLER STREET BLOCK 58
BOROUGH OF HIGHLANDS

COUNTY OF MONMOUTH NEW JERSEY
Scale: 1"=10' Drawn By: L.S. Date: 5/7/25 JOB #: E25-00271 CAD File #: VARIANCE PLAN Sheet #: 1 OF 1



PREPARED FOR: SOLAR POWERED 44 LLC

NOTES:

- PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON EFFECTIVE FIRM #34025C0088H, DATED 6/15/2022.
- PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON PRELIMINARY FIRM MAP #34025C0088J, DATED 1/31/14.
- ALL ELEVATIONS ARE IN NAVD88 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
- BOUNDARY AND PHYSICAL FEATURES TAKEN FROM A PLAN ENTITLED "SURVEY OF PROPERTY PREPARED FOR SOLAR POWERED LLC, 44 MILLER STREET, LOT 7.01 - BLOCK 58, BOROUGH OF HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY CHARLES SURMONTE, P.E. & P.L.S., DATED 12/05/24.

IMPORTANT NOTES, PLEASE REVIEW:

- I DECLARE THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THIS MAP OR PLAN MADE ON 4/3/25 BY ME OR UNDER MY DIRECT SUPERVISION IS IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS SURVEY DOES NOT PURPORT TO IDENTIFY BELOW GROUND ENCROACHMENTS, UTILITIES, SERVICES LINES OR STRUCTURES, WETLANDS, OR RIPARIAN RIGHTS. NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
- THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE, SUBJECT TO RESTRICTIONS AND EASEMENTS RECORDED AND/OR UNRECORDED.
- PROPERTY CORNERS HAVE NOT BEEN SET AS PER CONTRACTUAL AGREEMENT. (N.J.A.C. 13:40-5.1(D))

DB OR-9476 PG 1726

LEGEND

CO CLEANOUT
GM GAS METER
GV GAS VALVE
MW MONITORING WELL
LP LIGHT POLE
UP UTILITY POLE
WM WATER METER
WV WATER VALVE
ICV IRRIGATION CONTROL VALVE

CERTIFICATE OF AUTHORIZATION: 24GA28229800

MORGAN
engineering & surveying
www.morganengineeringllc.com

P.O. BOX 5232
TOMS RIVER, N.J. 08754
TEL: 732-270-9690
FAX: 732-270-9691

David J. Von Steenburg
DAVID J. VON STEENBURG
PROFESSIONAL LAND SURVEYOR
N.J. LIC. No. 34500

TOPOGRAPHIC SURVEY

LOT 7.01 BLOCK 58
BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH NEW JERSEY

Scale:	Drawn By:	Date:	JOB #	CAD File #	Sheet #
1"=10'	DVP	4/3/25	E25-00271	TOPO	1 OF 1

PROJECT NOTES

GENERAL NOTES

CODES & STANDARDS: All work shall conform with the requirements of the N.J.U.C.C., IRC 2018 NJ Edition, National Electric Code, National Plumbing Code, N.F.P.A. recommendations, O.S.H.A., and all local codes and ordinances applicable to this project. Construction documents are in compliance with ASCE 24.

CLARIFICATIONS: Prior to submitting a bid, the contractor shall become familiar with the project by careful inspection of the site and construction documents. Should any error, omission, ambiguity or discrepancy exist on the drawings which the contractor might reasonably be expected to detect, the same shall be brought to the attention of the Architect for correction or clarification prior to proceeding with the work involved. Any work that proceeds otherwise shall, if incorrectly performed, be replaced or repaired at no additional cost.

DIMENSIONS: The Contractor shall not scale off the drawings; written dimensions shall govern. Dimensions given are nominal unless indicated otherwise. All dimensions and conditions shall be verified in the field by the Contractor and any discrepancy brought to the attention of the Architect. Where a door or a window is drawn near a corner and no dimension is given, offset, the opening enough to accommodate the full width of trim, minimum 4". Where elements are drawn centered in a space or opening, they shall be centered when installed. All corridors, stairs and clearance between counters and other built-ins shall be 36" minimum. All closets, unless noted otherwise, shall be 24" deep.

QUALITY: All work shall be performed in a workman-like manner. Match and align all surfaces where applicable to afford a finished, neat appearance. All existing surfaces and equipment shall be protected and any damage to such caused by the work shall be patched/repaired such that they are left as they were before the commencement of the work. Contractor shall clean all dirt and refuse caused by the work.

INFERENCE: All work that is either implied or reasonably inferable from the contract documents shall be the responsibility of the contractor and a reference to any work by mention, note, detail or implication indicates the contractor shall perform a complete installation of such work. All equipment, fixtures and other devices shall be fully installed and shall be made fully operational and warranted when the job is complete.

SAFETY: Take full precaution to protect workers, passerby and adjacent property from any hazards caused by the work. Provide all fences, barricades and security as may be required to protect life and property. The Contractor shall protect all construction and materials from weather, vandalism, and theft. The Contractor shall be solely responsible for all property and personal damage or injury resulting from the conduct of the work and shall indemnify and save the Owner and the Architect harmless from all claims for loss of or damage to property or personal injury or death of any and all persons arising out of the work of this Contract.

COORDINATION: The Contractor shall be responsible for the coordination of the work of all subcontractors. The Contractor shall be responsible for the coordination of the work of this contract with the work of any other contractors hired separately by the Owner.

MATERIALS: products and equipment shall be new, standard, and of good quality, and all workmen and subcontractors shall be skilled in their trades. All products shall be installed in accordance with the manufacturers' written directions and/or recommendations.

PERMITS: The Contractor shall obtain and pay for all permits, fees, bonds and inspections. The Contractor shall make all arrangements for inspections. The Contractor shall file all required certificates of insurance.

CLEAN-UP: At the completion of the project the Contractors shall remove all rubbish from the site and leave the building broom clean.

DEMOLITION NOTES

STRUCTURAL INTEGRITY: The Contractor shall determine the direction of framing before removing any walls. If a wall is determined to be bearing and new structural support is not indicated on the drawings, notify Architect for additional design. Where structural support is to be removed, temporary shoring/bracing or new structural elements shall be added such that the structural stability and integrity of the building is maintained at all times.

ORDER: All demolition work shall be done carefully, neatly and in a systematic manner. Debris shall be removed regularly as the job proceeds such that it does not accumulate on the site.

UTILITIES: Remove or relocate all wiring, plumbing, ductwork and mechanical equipment affected by the demolition. Pipes to be removed shall be cut to a point of concealment behind or below finished surfaces and shall be properly capped or plugged.

WEATHER: The contractor shall provide adequate weather protection for the building and its contents during the course of the work. All openings in walls and roof shall be protected from all forms of water or weather penetration.

CONSTRUCTION NOTES

MATERIAL SELECTION: Unless noted otherwise, all new finishes, doors, hardware, trim, siding, roofing, coverplates, switches and all other exposed installations shall match existing. The Contractor shall verify all material selections with the Owner. In advance of material procurement and installation, provide samples for all exposed installations to the Owner for review, selection and approval of color, texture, shape, etc.

SYSTEMS: It shall be the responsibility of the contractor to hire qualified individuals to assess the existing building systems and to design and install all modifications/upgrades to the electrical, plumbing, mechanical and fire protection systems. The heating system shall be capable of maintaining inside temperature of 75 degrees F when the outdoor temperature is 0 degrees F and the wind velocity is 15 mph. The cooling system shall capable be of maintaining 78 degrees F when the outdoor temp. is 92 degrees F. All piping shall be protected from freezing. The Contractor shall coordinate with the Owner the quantity and location of all phone jacks, cable jacks, thermostats, and speakers. Relocate all existing meters, service connections, hose bibs, and other utility features to be affected by the work.

CENTERING: Unless noted otherwise, all beams/girders/headers shall be centered on the posts/columns which support them, and all posts/columns shall be centered on their footings.

VENTILATION: All attic spaces shall be ventilated by louvers and/or vents as required with a total clear opening of not less than one-third of one percent of the horizontally projected roof area. All crawl spaces shall be vented whereby the minimum net area of ventilation openings shall not be less than 1 square foot for each 150 s.f. of crawl space area. One vent shall be within 3 feet of each corner of the building.

ROOF DRAINAGE: Connect all leaders to existing underground storm water system. If no system exists, install new system to conduct storm water to a point 15' minimum from building.

ROOFING: All roofing materials shall be provided by a single roofing manufacturer. All penetrations through roof and interruptions of roof shall be flashed and counterflushed. Asphalt shingle roofing shall be min. 235 lb per square with a UL Class A fire rating and shall be self sealing. Provide 35 year manufacturer's warrantee on roofing and underlayment. Install Ice and Water Shield at all valleys, eaves & at all roof edges: 2' inward from face of wall below.

WALL OPENINGS: All windows, doors and other wall penetrations shall be flashed and sealed as recommended by manufacturer.

STEEL COLUMNS: All new steel columns and all existing steel columns in work area shall be painted with a zinc rich rust inhibitive paint.

GYPSUM BOARD: All exposed gypsum board surfaces shall be taped, spackled, sanded, primed and painted two coats minimum.

FLOORING: Contractor shall install new floor finish to all new floor areas. Where not indicated on drawings, verify type and quality level with Owner.

CLOSETS: All closets shall be provided with a wood rod and a wood shelf.

FOUNDATION NOTES

DEPTH: Bottom of all footings shall be minimum of 3'-0" below finished grade. If footings are stepped, the line of the footing shall be sloped not more then one foot vertical to two feet horizontal. Footings shall be formed to their full depth.

SOIL: All footing design is based on a presumptive soil bearing capacity of 2000 PSF, minimum. If conditions encountered under all or part of the footings do not allow such bearing capacity, notify Architect for redesign. Footing shall be on undisturbed virgin soil, free of frost. If required, provide stone or concrete fill under the supervision of a N.J. Registered Geotechnical Engineer.

BACKFILLING: Do all interior and exterior backfilling simultaneously. Backfilling against foundation walls shall not be performed until floors or roof they support have been completely installed.

FILL SOLID with concrete all block cells below grade. Also fill solid all cells where anchors occur, and entire top course.

HORIZONTAL JOINT REINFORCING ("dur-o-wall") shall be provided for full thickness of walls as follows: at 16" o/c vertical spacing, (every other block course); and provide at every course from top of footing to top of slab or grade level, whichever is higher, and provide at every course for two courses above and below all masonry wall openings, extending 3'-0" beyond opening in each direction; and provide at every course for 5'-0" in each direction at all corners.

CONCRETE NOTES

STRENGTH: All concrete shall be controlled stone type with a minimum ultimate compressive strength of 3000 PSI for footings and 4000 PSI for slabs. All concrete shall comply with current A.C.I. requirements.

REINFORCING shall be new, high grade billet steel deformed bars in accordance with ASTM-A-615 grade 60. Intermediate grade permissible for ties. Installation shall conform to A.C.I. Manual of Standard Practices. The length of reinforcing splices be 40 bar diameters minimum.

WOOD NOTES

GRADE: All lumber for framing shall be Douglas Fir Select Structural Grade or better clearly stamped and graded.

BLOCKING: Provide solid bearing under all joists, beams and posts. Provide solid blocking above sill plate below all posts.

DOUBLE FRAMING shall be provided around all openings through walls, floors and roofs and under all tubs and partitions parallel with the direction of framing.

HEADERS: provide (2)2x10 min. header for all wall openings 6'-0" wide or less, unless otherwise noted. All headers and beams spanning 6'-0" or more shall bear on a minimum of (2) 2x members.

TJI's (I-joists or engineered joists): Use web stiffeners, squash blocks, connectors and all other accessories as recommended by manufacturer. Use rim board manufactured by joist fabricator.

DETAILS: Set all beams and joists natural camber up. No structural valleys are to be formed unless noted otherwise. Members shall not be drilled or notched excessively (see code for limitations on notching lumber and manufacture's data for limitations on notching composite wood members). The minimum distance from grade to untreated lumber is 8". Provide metal joist and beam anchors, hangers, braces and connectors at all points of flush and suspended framing (products by Simpson, Teco or equal). Use hurricane anchors at all roof-to-wall connections, all wall-to-foundation connections, and all other connections as required by code. For composite wood girders, provide bearing as per manufacture's recommendations. Where girders are noted to be "flush", the bottom of girder is to align with the bottom of adjacent joists. Size, number and location for all nailing and other connectors shall be as per building code.

SITE PLAN

STAIR NOTES (RESIDENTIAL)

1. Stair to be minimum 36" wide.

2. Adjacent treads and adjacent risers shall not vary more than 3/16"

3. Tread depths and riser heights shall not vary more than 3/8" over the entire stair.

4. Guardrails at stair openings shall be 36" high min.

5. Max. rise between floors/landings to be 12'-0".

6. Guardrail balusters to spaced as to not permit the passage of an object 4" in diameter.

7. Handrails shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater then 2". Provide handrails on both sides of stairs.

8. All exterior stairs three risers or more shall have a footing

CEILING ABOVE

HANDRAIL

NOSING MIN.

CLOSED RISER (TYPICAL)

6'-8"

MIN. HEADROOM

34" MIN.

38" MAX.

8 1/4" MAX.

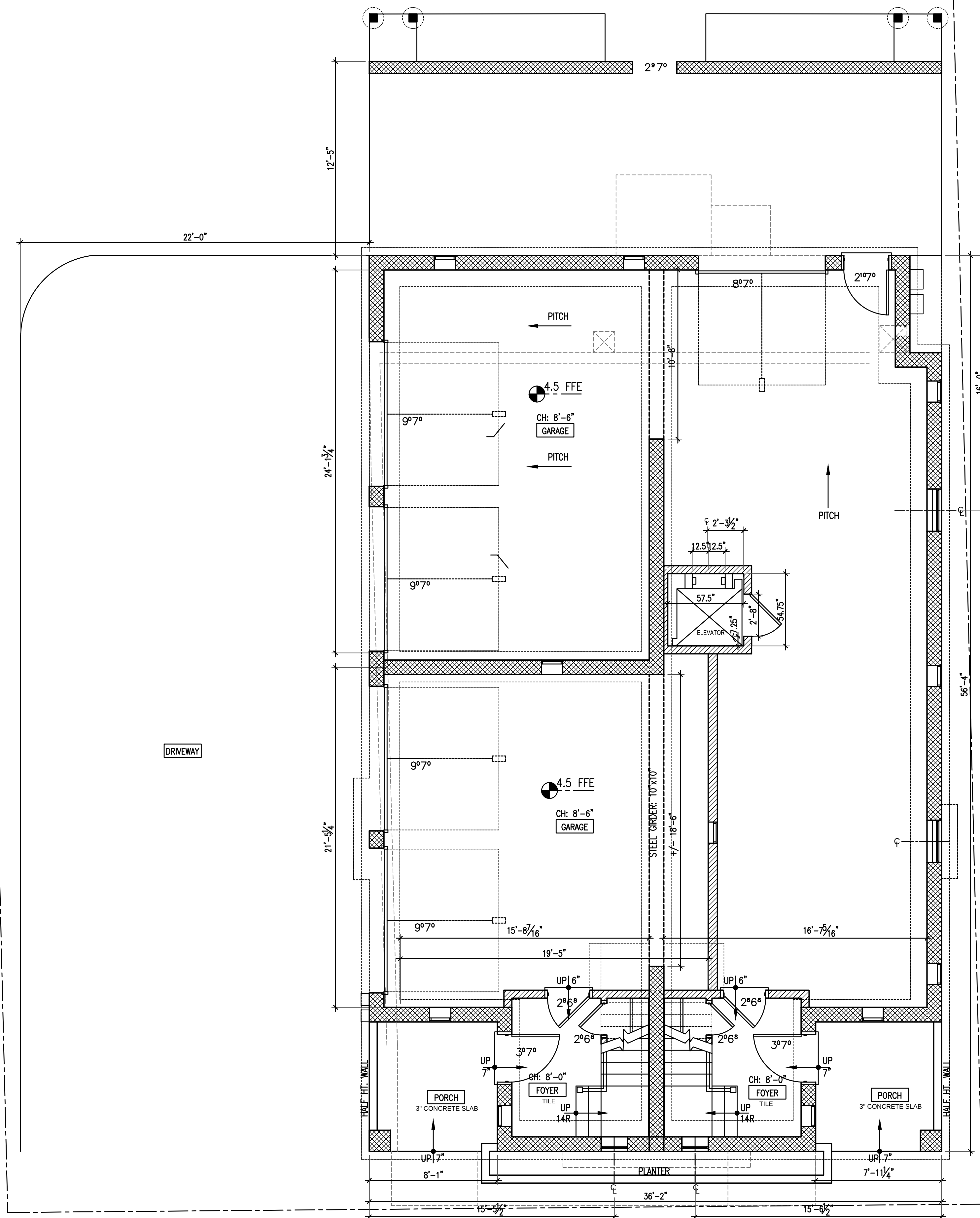
TYP. STAIR DETAIL

Two Family Residence
for
Landgrebe

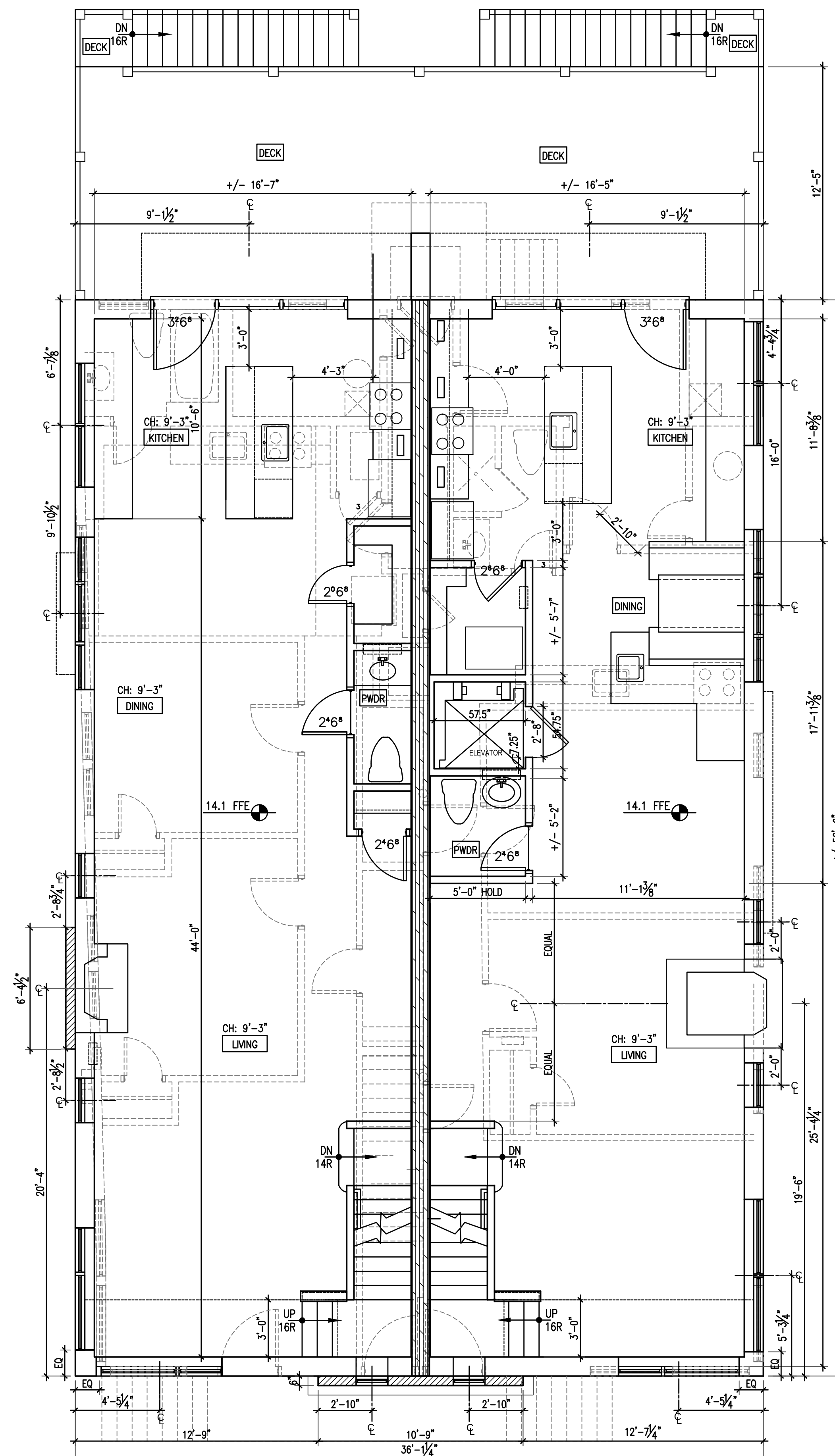
44 Miller Street
Highlands, NJ

Lot# 7.01 Block# 58

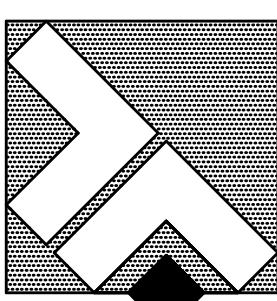
DRAWING LIST:				BUILDING/SITE CHARACTERISTICS				AREA CALCULATIONS				ZONING				ISSUE DATE	COMMENTS	SEAL			
A-1 TITLE / NOTES				1. NUMBER OF STORIES 3				BASEMENT FLOOR				LOT AREA				FEBRUARY 23, 2021 JANUARY 23, 2025	PRELIMINARY – FOR REVIEW ONLY PRELIMINARY/REVISED – REVIEW ONLY	NJ LIC #11519			
A-2 BASEMENT & FIRST FL. PLANS				2. HEIGHT OF STRUCTURE FT.				FIRST FLOOR				REQUIRED									
A-3 SECOND & THIRD FL. PLANS				3. AREA – LARGEST FLOOR 1,948 SQ. FT.				SECOND FLOOR				EXISTING									
A-4 ELEVATIONS				4. NEW BUILDING AREA 2,686 SQ. FT.				ATTIC FLOOR				PROPOSED									
A-5 ELEVATIONS				5. VOLUME OF NEW STRUCTURE 24,243 CU. FT.				C.F. 1st				COMMENTS									
PLAN SYMBOLS LEGEND				6. CONSTRUCTION CLASSIFICATION VB				C.F. 2nd				PRIMARY LOT FRONTAGE/WIDTH									
				7. TOTAL LAND AREA DISTURBED SQ. FT. AE-11				GROUND FLOOR				SECONDARY LOT FRONTAGE/WIDTH									
				8. FLOOD HAZARD ZONE				GARAGE				PRIMARY LOT DEPTH									
				9. BASE FLOOD ELEVATION 11.0+1.0=12.0'				PORCH(S)				SECONDARY LOT DEPTH									
				10. WETLANDS YES NO X				SHED/ACCESS. STRUCT.				PRIMARY FRONT YARD SETBACK									
				11. MAX. LIVE LOAD 55 PSF.				BLDG. COVERAGE:				SECONDARY FRONT YARD SETBACK									
				12. MAX. OCCUPANCY LOAD 49 PERSONS				DRIVEWAY(S)				PRIMARY SIDE YARD SETBACK									
				13. USE GROUP: RESIDENTIAL				WALKWAY(S)				SECONDARY SIDE YARD SETBACK									
				14. WIND SPEED (PER ICC MAPS & ASCE 7): 120 MPH UP-LIFT RATING				PATIO(S)				BOTH SIDE YARD TOTAL-MIN.									
				15. EXPOSURE CATEGORY: 'B' IN COMPLIANCE WITH ASCE 7				DECK(S)				BUILDING COVERAGE-MAX.									
				16. SNOW LOAD (PER IBC&ASCE 7025): 30 PSF.				POOL				LOT COVERAGE (IMP)-MAX.									
								LOT COVERAGE (INCLUDES BLDG. COVER) TOTAL: 3,744 SQ.FT.				BUILDING HT./STORIES-MAX.									

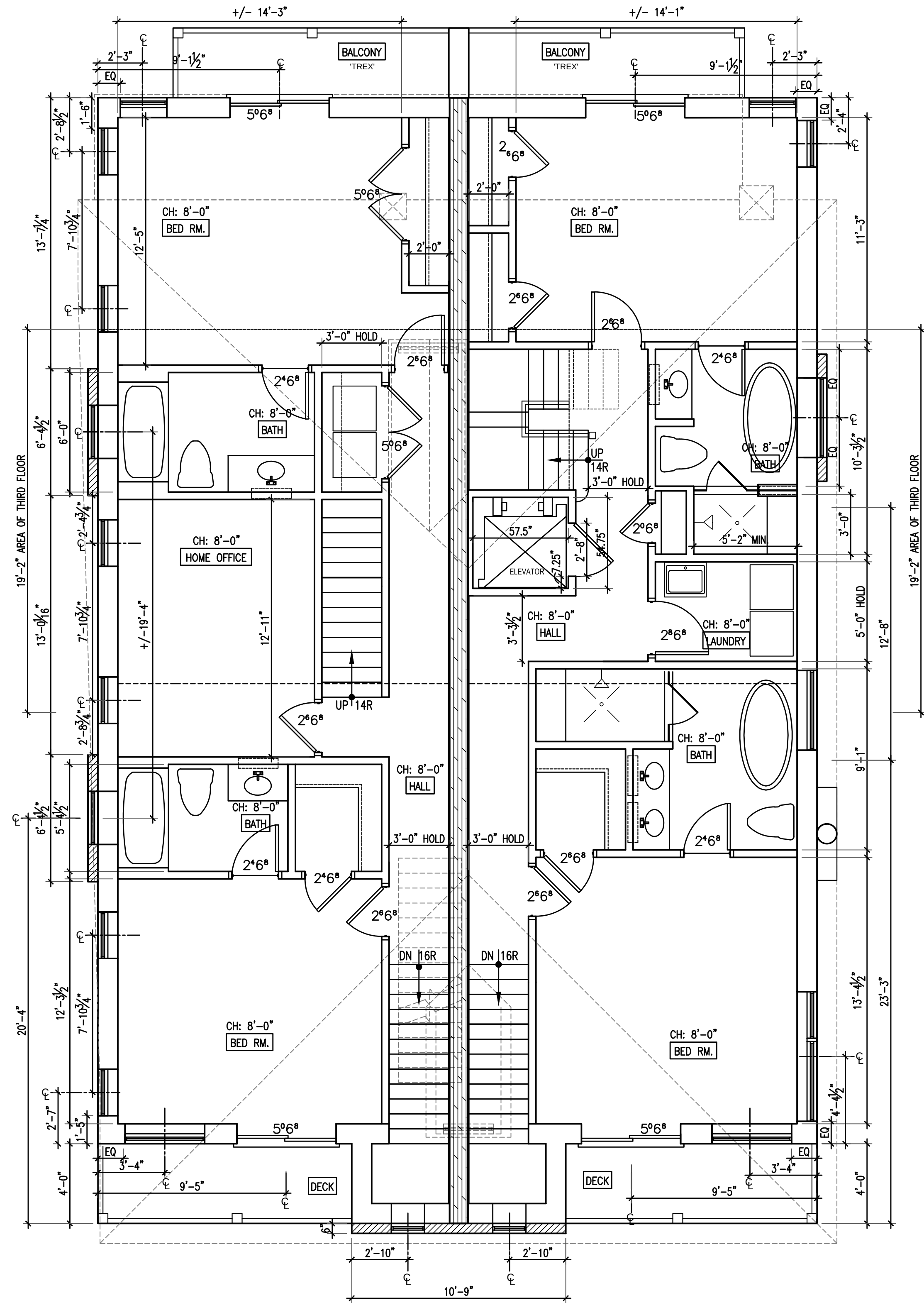


FOUNDATION PLAN
Scale: 1/4"=1'-0"

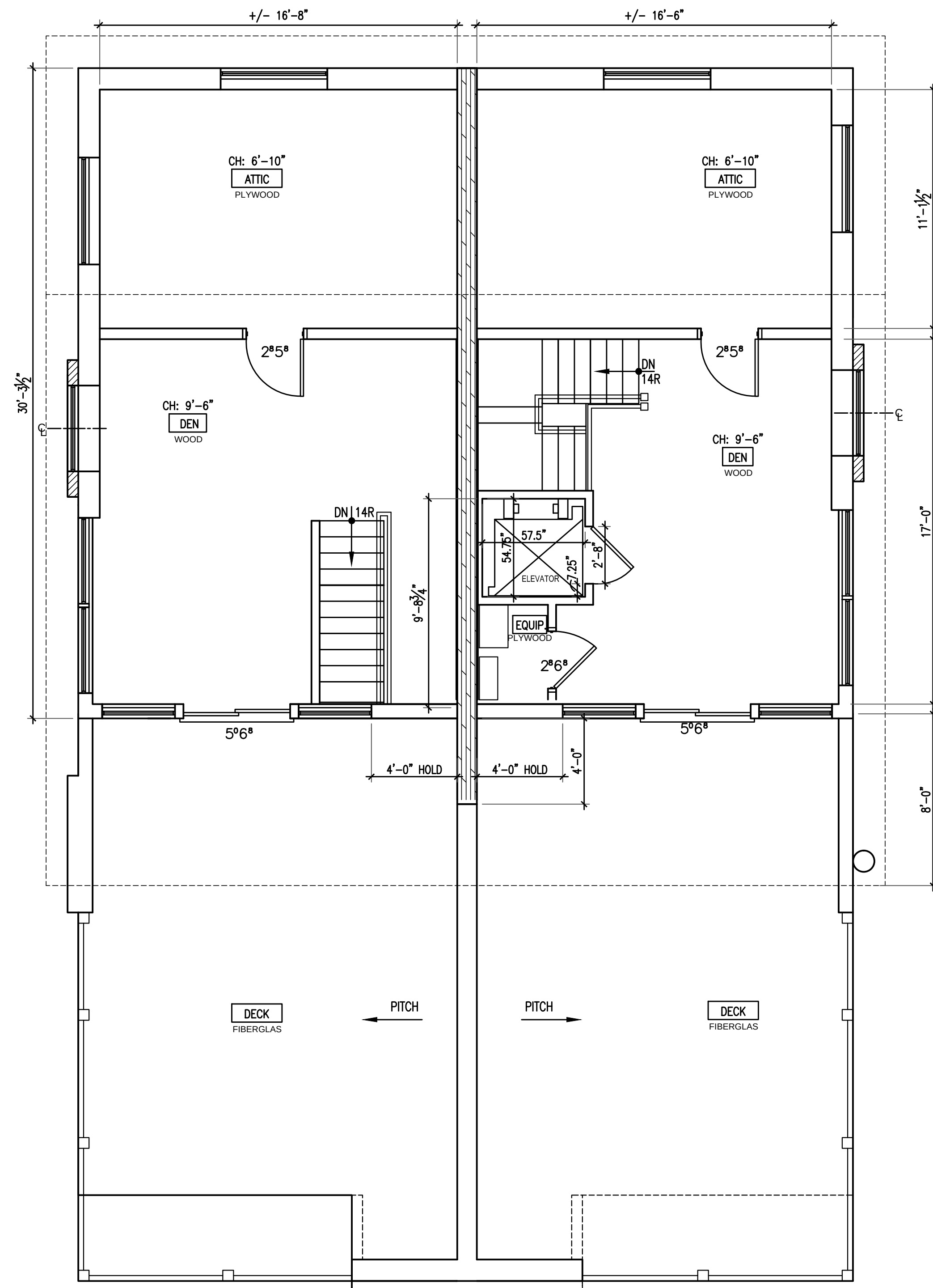


FIRST FLOOR PLAN
Scale: 1/4"=1'-0"

Landgrebe- Highlands, NJ		NJ LIC: #11519	
JAMES T. DALEY ARCHITECT + ASSOCIATES		DRAWN: JP	
273 FIRST STREET, KEYPORT, NJ 07735		A-2	
phone: 732-739-2684 fax: 732-739-0837			

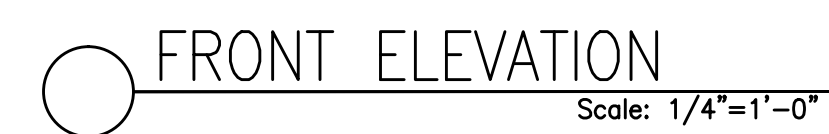


SECOND FLOOR PLAN
Scale: 1/4"=1'-0"



1/3 FLOOR PLAN
Scale: 1/4"=1'-0"

Landgrebe- Highlands, NJ		NJ LIC: #11519	
JAMES T. DALEY ARCHITECT + ASSOCIATES		DRAWN: JP	
273 FIRST STREET, KEYPORT, NJ 07735 phone: 732-739-2684 fax: 732-739-0837		A-3	





REAR ELEVATION

Scale: 1/4"=1'-0"



SIDE ELEVATION

Scale: 1/4"=1'-0"

Landgrebe- Highlands, NJ		NJ LIC: #11519	
JAMES T. DALEY ARCHITECT + ASSOCIATES		DRAWN: JP	
273 FIRST STREET, KEYPORT, NJ 07735 phone: 732-739-2684 fax: 732-739-0837		A-5	



Borough of Highlands

151 Navesink Ave
Highlands, NJ 07732

Phone: (732) 872-1224

Control #: Z-0099

Item 6.

Date Issued: 8/20/2024

DENIAL OF ZONING PERMIT

IDENTIFICATION

Work Site Location:	44 MILLER STREET	Block:	58	Lot:	7.01	Zone:	R202
Owner in Fee:	SOLAR POWERED 44, LLC	Contractor/Agent:					
Address:	27 MILLER STREET	Address:					
	HIGHLANDS NJ 07732						
Telephone:	973-572-5007	Telephone:					
		Contractor License No:					

For the project/work located at the above address, your application for a permit to:

CONSTRUCT NEW TWO-FAMILY DUPLEX.

has been denied for noncompliance with provisions of Sections: 21-98.A, 21-98.C of the Municipal Zoning Ordinance for the following reasons:

D(1) use variance approval is required to construct a new two-family duplex in the R-2.02 single family zone.

Information on procedures for an appeal of this decision to the Land Use Board can be obtained from the Secretary of the Land Use Board. It should be noted that under State Statute, notice of appeal of this decision must be filed with this office not later than (20) days from the date of this notice. You can also file for a variance to the Land Use Board and can obtain from the Secretary of the Land Use Board the required forms.

The permit which you submitted has been placed in the inactive files in the Zoning Department. Please contact this office to reactivate the permit.

Denied by:

Zoning

July 7, 2025

Hand-Delivery

Borough of Highlands Land Use Board
151 Navesink Avenue
Highlands, NJ 07732

**RE: Use & Bulk Variance Application –
44 Miller St, Borough of Highlands
Lot 7.01, Block 58
Applicant: Solar Powered 44 LLC**

To Whom it May Concern:

Enclosed please find the following documents in support of the above-referenced application:

- Two (2) copies of the Borough of Highlands- Denial of Zoning Permit dated August 20, 2024
- One (1) original (signed & notarized) Borough of Highlands Land Use Board Application;
- Two (2) copies of the plan entitled *Variance Plan: #44 Miller St. Borough of Highlands* prepared by Donna M. Bullock, PE, of Morgan Engineering & Surveying dated May 7, 2025;
- Two (2) copies of the survey entitled *Topographic Survey* prepared by Morgan Engineering & Surveying LLC dated April 3, 2025
- Two (2) copies of the architectural plans entitled *Addition & Renovations to the Landgebe Residence: 44 Miller Street* prepared by James T. Daley Architect & Associates dated January 23, 2025
- Current Tax and Sewer payment records for the property
- One (1) flash drive containing digital copies of the enclosed documents

The following application and escrow fees are included in this submission:

- ☐ One (1) postal money order in the amount of \$275 for the required application fee
- ☐ One (1) postal money order in the amount of \$750 for the initial escrow deposit

If you have any questions or require any additional materials, please do not hesitate to contact this office.

Respectfully submitted,



Donna M. Bullock, PE
Morgan Engineering, LLC
P.O. Box 5232
Toms River, NJ 08754
732.270.9690 office
donnab@MorganEngineeringLLC.com



Roberts
 ENGINEERING GROUP LLC
 Women Business Enterprise Certified

1670 Whitehorse-Hamilton Square Rd.
 Hamilton, New Jersey 08690
 609-586-1141 fax 609-586-1143
 www.RobertsEngineeringGroup.com

August 12, 2025

Nancy Tran
 Land Use Board Secretary
 Borough of Highlands Land Use Board
 151 Navesink Avenue
 Highlands, New Jersey 07732

Re: Completeness Review No. 1
 Applicant: Mark Landgrebe
 Use Variance
 Block 58, Lot 7.01
 44 Miller Street
 Borough of Highlands, Monmouth County, New Jersey
 Our File No.: HLPB25-10

Dear Ms. Tran:

As requested, we have reviewed the above referenced application in accordance with the Borough of Highlands Zoning and Land Use Regulations.

The Applicant is currently submitting a new application (#25-10) for a use variance which supersedes the former application (24-07, September 27, 2024) which was not presented to the Board. The Applicant seeks to complete the construction of a three-story, two (2) unit duplex with parking on the existing lot. The partially constructed duplex is situated on a 4,920 sf (0.113 Ac) lot and is located in the R-2.02 Single-Family Residential District and in the AE Flood Hazard area.

The former duplex on the lot collapsed and was subsequently demolished. A new duplex is partially constructed on the former foundation as per the Applicant. A Stop Work Order was issued on March 4, 2024, and the following is a property history leading to the current application.

The Applicant purchased the property in 2021 with an existing attached duplex. An approved zoning permit was issued on March 31, 2021, by Middletown Township/Borough of Highlands to lift the existing duplex to meet the required BFE, over existing footprint and having no bedroom increase. The vacant dwelling collapsed and was demolished on August 10, 2021. The Applicant then began new construction (date unknown and approvals unknown).

Ms. Courtney Lopez, Zoning Officer, found a partially constructed two-family structure to be non-conforming within the R-2.02 Single-Family Residential District and issued a Notice of Zoning Violations stating a Stop Work Order on March 4, 2024 under Section 21-98.A of the Municipal Zoning Ordinance (shown at end of the section). The notice stated, "Infraction: The existing nonconforming two-family dwelling has been removed (2021) and a new two-family structure has been constructed without proper zoning. We are issuing you a Stop Work Order for any future property improvements until an application is submitted to the Land Use Board for d(1) use variance approval and all proper permits are issued from any and all required departments prior to any further work being conducted at this site.". To comply by April 3, 2024.

August 20, 2024, the applicant received a Denial of Zoning Permit and construction to halt. The denial referenced Sections 21-98.A and C of the Municipal Zoning Ordinance (shown at end of the section). The Denial of Zoning Permit stated, "Construction of New Two-Family Duplex has been denied for noncompliance with provisions of Sections 21-98.A and C of the Municipal Zoning Ordinance for the following reasons: D(1) use variance approval is required to construct a new two-family duplex in the R2.02 single family zone."

The Applicant received a Notice of Unsafe Structure on September 13, 2024, and was ordered to demolish the new two-family structure by October 4, 2024.

The Applicant received a follow up to the Notice of Unsafe Structure status on December 17, 2024, and was fined on January 12, 2025.

To summarize, the original duplex was an existing non-conforming use in the R-2.02 Single-Family Residential District. In 2021, the original duplex was approved to be raised, however the structure was vacant, collapsed and was demolished. Once the structure was demolished and removed, the former non-conforming use became invalid for the property according to Sections 21-98.A and C. The Applicant was instructed by the March 4, 2024, and August 20, 2024, denials that a use variance was required and could be submitted for approval by the Land Use Board. However, the Applicant received a Notice of Unsafe Structure on September 13, 2024, and was ordered to demolish the new two-family structure by October 4, 2024.

On September 27, 2024, an application for a Variance and an appeal for the zoning denial was submitted with Surveys and Architectural Plans. Subsequently, on February 10, 2025, sketches and architectural plans were submitted for review.

The Completeness Review letters dated October 21, 2024, and February 19, 2025, corresponding to the September and February submissions, noted Sections 21-98.A and C with the full descriptions. Both reviews noted the application as incomplete and that a D (1) Use Variance, Site Plan and checklist were required for the Board to make an informed review and decision regarding the application.

The new application (#25-10) has been submitted as a "Variance Plan" consisting of zoning information, proposed dwelling, deck, covered porch, driveway, utilities, grading and other site improvements. There are several bulk variances, and there are a number of site improvements that are required to be addressed under a Minor Site Plan as was noted in the October and February review letters. A Minor Site Plan is required for this property.

Section 21-98.A.

Continuance. Except as otherwise provided herein, nonconforming uses or structures which lawfully existed at the time of passage of this chapter may be continued even though such uses or structures do not comply with the regulations of this chapter; provided, however, that:

1. A nonconforming use shall not be expanded or changed to another nonconforming use.
2. Any addition to an existing nonconforming building may be constructed to continue the existing building setback but shall not be permitted to encroach further into the required setback than the existing structure.
3. Abandonment. A nonconforming use that has been abandoned shall not thereafter be reinstated. A nonconforming use shall be judged to have been abandoned:
 - a. When it is changed to a conforming use.
 - b. In cases where such nonconforming use is a building or structure designed for such use, when it has been voluntarily discontinued for a period of twenty-four (24) consecutive months.
 - c. In cases where such nonconforming use is of a building or structure not designed for such use or is of a lot or land whereon there is no consequential building or structure devoted to such use, when it has been voluntarily discontinued for a period of twelve (12) consecutive months.

Section 21-98.C.

*Restoration. If a nonconforming use or structure is deemed to be one hundred percent (100%) destroyed (damages equal to or greater than the full equalized value of the structure) **by any cause whatsoever**, it shall only be reestablished so as to conform to all zoning standards in the zone in which it is located.*

I. COMPLETENESS

We recommend this application be deemed COMPLETE subject to the submission of a Minor Site Plan application along with the Minor Site plan checklist. However, we have reviewed the application against the Minor Site Checklist so that the applicant knows the comments we would anticipate having for an application.

We have reviewed the following documents submitted in support of the above referenced application for completeness purposes:

1. Copy of submission letter addressed to Borough of Highlands Land Board from Donna M. Bullock, PE, Morgan Engineering, LLC. dated July 7, 2025;
2. Copy of the Land Use Board Application for Use Variance, received is undated and signed June 26, 2025;

3. Copy of the Notice of Zoning Violations issued on March 4, 2024, by Courney Lopez, Zoning Officer for the Borough of Highlands;
4. Copy of the Denial of Zoning Permit issued on August 20, 2024, by Courney Lopez, Zoning Officer for the Borough of Highlands;
5. Copy of a plan entitled, "Variance Plan, 44 Miller Street, Lot 7.01, Block 58, Borough of Highlands, Monmouth County, New Jersey", prepared by Morgan Engineering, signed and dated May 7, 2025;
6. Copy of a set of architectural plans entitled, "Two Family Residence for Landgrebe, 44 Miller Street, Highlands, NJ, Lot# 7.01, Block# 58", prepared by James T. Daley Architect + Associates, dated February 23, 2021, and last issued date January 23, 2025. 5 sheets;
7. Copy of a plan entitled, "Topographic Survey, Lot 7.01, Block 58, Borough of Highlands, Monmouth County, New Jersey", prepared by Morgan Engineering, signed and dated April 3, 2025;
8. Copy of a plan entitled "Survey of Property, 44 Miller Street, Lot 7.01, Block 58, Borough of Highlands, Monmouth County, New Jersey", prepared and signed by Charles Surmonte, PE, PLS, dated November 11, 2020. Survey provided with first and second submission;
9. Copy of Application Zoning Permit Z-2.02, 2021-21 dated March 31, 2021;
10. Copy of Notice of Unsafe Structure, No. 2024-00033, dated September 13, 2024;
11. Copy of email Unsafe Structures from Construction Official to Applicant, dated December 17, 2025;
12. Copy of Fine invoice, Ref No. 2024-00033, dated January 12, 2025;
13. Site photos from inspector on August 9 & 10, 2021.

We offer the following comments and recommendations for the Land Use Board's consideration:

II. ZONING

1. This property is a corner lot located in the R-2.02 Single-Family Residential District at the northwest corner of Miller Street and Fourth Street.
2. The Lot requires a D(1) Use Variance Use. A two-family dwelling is not permitted in the R-2.02 Single-Family Residential District.

To be entitled to use variance relief, the applicant must provide proof to satisfy the positive and negative criteria pursuant to N.J.S.A 40:55D-70d.

The Applicant will be required to provide proof during testimony.

3. The Applicant requires five (5) bulk variances based on the current information. To be entitled to bulk "c" variance relief, the applicant must provide proof to satisfy the positive and negative criteria pursuant to N.J.S.A 40:55D-70c for bulk variances.

The Applicant will be required to provide proof during testimony.

4. The following bulk requirement summary is provided for the Board's reference.

Schedule I – Bulk and Area Requirements				
R-2.02 Single Family Residential District				
	Required	Existing	Proposed	Variance
Min. Lot Area (sf)	4,000	4,920	4,920	No
Lot Frontage/Width (ft)	50			
Miller Street		61.50	61.50	No
Fourth Street		80.00	80.00	No
Lot Depth (ft)	75	70.75	70.75	Yes
Min. Front Yard Setback (ft)	20 ⁽²⁾			
Miller Street		3.3 ⁽¹⁾ F	3.6	Yes
Fourth Street		1.1 ⁽¹⁾ F	±1.1	Yes
Min. Side Yard Setback (ft)	6/8			
Miller Street		24.0 F	22.5	No
Fourth Street		20.0 F	29.8	No
Max. Building Height (ft) ⁽³⁾	30	24.5	32.0	No
Max. Lot Coverage (%)	75	Unknown	55.9%	No
Max. Building Coverage (%)	33	Unknown	41.3%	Yes
Min. Deck/Stairs Setback (ft)	3	-	0.9	Yes
On-Site Parking (spaces) ⁽⁴⁾	3	2	4	No

F = Foundation of Former Dwelling per Survey dated 11/11/20

(1) Existing non-conformity

(2) Or the average of the existing front yard setback within two hundred (200) feet in the same block and zone, per § 21-79.B

(3) Where a dwelling is constructed or reconstructed to provide the required parking under the structure, the maximum height shall be increased by two and one-half feet

(4) 1.5 spaces per unit with 2 bedrooms x 2 units

III. CHECKLIST ITEMS

- Date, name, location of site, name of owner, scale, and reference meridian. **Provided.**
- Area of the lot and all lot line dimensions and bearings. **Provided.**
- The location of all existing watercourses, wooded areas, easements, rights-of-way, streets, roads, highways, rivers, buildings, structures, and any other feature on the property and within seventy-five (75) feet of the property line. **Applicant seeks waiver. Acceptable. However, the dwelling and driveway on adjoining Lot 8 need to be shown on the plans.**
- Location, use and ground floor area of all existing and proposed buildings, with the building setback, sideline, and rear yard distance. **Partially provided.**
- Elevations at the corners of all proposed buildings and paved areas and at property corners if new buildings or paved areas are proposed. **Provided.**
- The location and widths of existing and proposed streets servicing the site plan. **Provided.**
- Specifications for and location of proposed surface paving and curbing. **Not applicable.**
- Location of all structures within seventy-five (75) feet of the property. **Partially provided.**

Applicant seeks waiver. Need dwelling on adjoining Lot 8.
- Location of off-street parking areas, with dimensions, showing proposed parking and loading spaces, with dimensions, width of proposed access drives and aisles and traffic circulation. **Not applicable.**

10. Stormwater management and sanitary sewer reports, including proposed storm drainage and sanitary disposal facilities; specifically, the location, type and size of all existing and proposed catch basins, storm drainage facilities, utilities, plus all required design data supporting the adequacy of the existing or proposed facilities to handle future storm flows.

Applicant seeks waiver. Acceptable. Please see the General Comments below regarding existing and proposed utilities.

11. Existing and proposed contours of the property and for seventy-five (75) feet outside the property at one (1) foot intervals when new buildings or parking areas are proposed. Spot elevations for any development in a flood hazard area.

Applicant seeks waiver. The Applicant has provided sufficient information.

12. The location and treatment of proposed entrances and exits to public rights-of-way, including the possible utilization of traffic signals, channelization, acceleration and deceleration lanes, additional widths, and any other devices necessary to traffic safety and/or convenience. **Provided.**

13. The location and identification of proposed open space, parks, or other recreation areas. **Not applicable.**

14. The location and design of landscaping, buffer areas and screening areas showing size, species and spacing of trees and plants and treatment of unpaved areas. **Not applicable**

15. The location of sidewalks, walkways, traffic islands and all other areas proposed to be devoted to pedestrian use. **Provided.**

16. The nature and location of public and private utilities, including maintenance and solid waste disposal, recycling and/or storage facilities. **The Applicant has provided sufficient information.**

17. Specific location and design of traffic control devices, signs, and lighting fixtures. The Board may require of the applicant expert testimony concerning the adequacy of proposed traffic control devices, signs, and lighting fixtures. **Not applicable.**

18. Preliminary architectural plans for the proposed buildings or structures, indicating typical floor plans, elevations, heights and general design or architectural styling. **Provided.**

19. The present and past status use and contemplated use of the property and all existing buildings on the property. A cleanup plan where such is necessary because of the past or present use of the site. **Not applicable.**

20. A soil erosion and sediment control plan are required. Said plan shall be submitted to the Soil Conservation District and approval of the application shall be conditioned upon certification of the soil erosion and sediment control plan by the District. **Exempted by Freehold Soil Conservation District. To provide an exemption letter.**

21. Soil borings, when required by the Board Engineer. **Not provided and not applicable. Existing foundation in place.**

22. Certification statement for the required municipal signatures, stating:

Application No. _____ approved/disapproved by the Borough of Highlands Land Use Board as a Minor Site Plan on (date). **Provided.**

Chairman

Secretary

23. Certification statement for the County Planning Board approval/disapproval, if required. **Not provided.**
24. The Board may require any additional information which is reasonably necessary to ascertain compliance with the provisions of this chapter. **Open.**

IV. GENERAL COMMENTS

1. Please rename the plan to Minor Site Plan.
2. Please provide a complete Minor Site Plan checklist. Note and explain any waivers.
3. Please update the Certification statement on the engineering plan. Refer to Checklist Item #22.
4. The existing information shown in the zoning requirements table represents the current partially built duplex. The former 2-family dwelling was demolished with the foundation remaining on the lot. The existing information should represent the former dwelling. The former dwelling is shown on the "Survey of Property" dated November 11, 2020. The current dwelling is shown on the "Topographic Survey" dated April 3, 2025, which represents the proposed conditions.

Please update the existing front and side setbacks according to the November 11, 2020 survey prior to demolition.

Please provide a deck setback category on the zoning table.

Provide the 3 ft deck setback line along the front and side property line.

Provide the proposed front and side yard setbacks (building) for Fourth Street on the plan. The deck setbacks are shown.

Update the frontage/width.

Provide building dimensions on the proposed dwelling.

5. Please provide signed and sealed Architectural plans.
6. Please update the zoning information on the Architectural plans to be consistent with the Site Plan.
7. Please update the building height as 32'-0" and add elevations to a side section on the Architectural plans.
8. Please update the parking requirement table according to §21-65.14.C.1 Off-street parking.

One-family and two-family units with 2-bedrooms require 1.5 spaces for each unit.

According to the N.J.A.C. 5:21 Residential Site Improvement Standards Section 4.14. a Two Family (Duplex) stipulates that "Single-Family Detached" values shall apply to each unit. A 2-bedroom single-family requires 1.5 spaces. Each proposed unit has a 2-car garage.

Please remove the reference N.J.A.C. 5:21-4.14 regarding the removal of half-spaces. This pertains to developments having many spaces and not single lots.

9. Please provide the dwelling and driveway on Lot 8.
10. Please provide the front and side overhangs with offsets to Miller Street and Fourth Street rights-of-ways on the Site Plan.

Please include the first and second floor projections along Miller Street and Fourth Street.

11. Dimension the encroachments of the masonry planter to the Miller Street rights-of-way line and note any encroachments.
12. Please provide elevations for the front and rear corners of the proposed building.
13. Please indicate the BFE and FF. The roof peak elevation shown on the site plan is not consistent with the architectural plans.
14. Please clarify if the boundary of the gravel driveway is a curb or a wall. TW and BW elevations are shown, and the boundary is noted as proposed curb.

Some existing elevations are overlain by the proposed gravel hatching. Please indicate.

Please confirm that runoff is not directed from the bottom grade of the curb/wall of the gravel driveway towards the dwelling on adjoining Lot 5.01.

15. The 1-story rear and side yard concrete deck appears to be open below. Please indicate the material under the deck.
16. Please indicate the roof leaders and confirm discharge is the street and not adjoining properties.
17. Please indicate the purpose of the irregular shaped concrete area in the rear of the proposed dwelling.
18. Indicate the stairways and landings for the elevated deck.
19. Provide a concrete pad for the landing of both stairways to the elevated deck. Provide grades.
20. This application proposes a gravel driveway.
21. Indicate the grass and any landscaped areas on the plan.
22. Provide a note on the plans that the Applicant is responsible for any damage to any/all existing curb, sidewalk, roadway, and other off-site objects made during construction and must be repaired and/or replaced to the satisfaction of the Borough Engineer and costs paid by the Applicant.
23. Provide the location of existing water, sewer and gas service lines. Indicate if any changes are proposed. Will any service lines be replaced or relocated?
24. Confirm if the cleanout which is located at the common corner of Lot 7.01 and Lot 5.01 serves Lot 7.01 and indicate on the plan. Indicate if it is to remain in service or be abandoned.
25. Any water, sewer and gas utilities that are proposed to connect to existing valves and cleanout in the existing sidewalk along Miller Street and Fourth Street will require replacement of the concrete sidewalk.

The sidewalk along Fourth Street is in poor condition and we recommend full replacement.
26. According to §21-123.2 mechanical, plumbing and electrical systems should be above Local Design Flood Elevation (LDLE). Please provide a note.

27. Please provide construction details:

- a. Sidewalk according to § 21-65.17.
- b. Gravel driveway
- c. Wall
- d. Curb

e. Pavement repair according to § 21-65.15, if needed.

28. The Applicant has indicated that the proposed dwelling will be FEMA elevation compliant and within municipal flood regulations. A grading plan will be required and deferred as a condition of approval.

V. APPROVALS

Approval of this application will be conditioned upon the Applicant obtaining or providing approved documents for the following:

1. Freehold Soil Conservation Permit (exemption letter)
2. NJDEP FHA
3. Coastal Area Facilities Review Act (CAFRA) Zone, if required per NJDEP
4. Monmouth County (Bay Avenue is within 200 ft. of the site)

Should you have any questions, please do not hesitate to contact me.

Very truly yours,



Carmela Roberts, PE, CME, CPWM
Land Use Board Engineer

cc: Michael Muscillo, Borough Administrator, (mmuscillo@highlandsborough.org)
Dustin F. Glass, Esq., Land Use Board Attorney (dglass@semerarolaw.com)
Steve Winters, Construction Official, Floodplain Administrator (swinters@highlandsborough.org)
Courtney Lopez, Zoning Officer (clopez@highlandsborough.org)
Kathy Shaw, CRS Coordinator (kshaw@highlandsnj.gov)
Donna M. Bullock, PE, Applicant's Engineer (donnab@MorganEngineeringLLC.com)
James Daley, AIA, Applicant's Architect (gymteedaily@aol.com)
Cameron Corini, PE, CME, CPWM, Roberts Engineering Group, LLC
GS Bachman, EIT, Roberts Engineering Group, LLC

September 24, 2025

Hand-Delivery

Nancy Tran, Land Use Board Secretary
Borough of Highlands Land Use Board
151 Navesink Avenue
Highlands, New Jersey 07732

**Re: Completeness Review No. 1
Minor Site Plan w/ Use Variance
Applicant: Mark Landgrebe
Block 58, Lot 7.01
44 Miller Street
Borough of Highlands, Monmouth County, New Jersey
REG File No.: HLPB25-10**

To whom it may concern:

Enclosed please find the following documents in support of the above-referenced application:

- Sixteen (16) copies of the plan entitled *Variance Plan: #44 Miller St. Borough of Highlands* prepared by Donna M. Bullock, PE, of Morgan Engineering & Surveying dated May 7, 2025, September 19, 2025;
- One (1) flash drive containing digital copies of the enclosed documents

The enclosed plans and documents have been revised as necessary in accordance with Roberts Engineering Group LLC Completeness Review No. 1 dated August 12, 2025.

Roberts Engineering Group Completeness Review No. 1 dated August 12, 2025

Checklist Items

3. The location of all existing watercourses, wooded areas, easements, rights-of-way, streets, roads, highways, rivers, buildings, structures, and any other feature on the property and within seventy-five (75) feet of the property line. *Applicant seeks waiver. Acceptable. However, the dwelling and driveway on adjoining Lot 8 need to be shown on the plans.*
Response: The existing driveway and dwelling for adjacent Lot 8 have been added to the Minor Site plan set.
4. Location, use and ground floor area of all existing and proposed buildings, with the building setback, sideline, and rear yard distance. *Partially provided.*
Response: The location of garage, storage and foyer as well as elevations have been added. All building setbacks have been added.
8. Location of all structures within seventy-five (75) feet of the property. *Partially provided. Applicant seeks waiver. Need dwelling on adjoining Lot 8.*
Response: The existing driveway and dwelling for adjacent Lot 8 have been added to the Minor Site plan set.

General Comments

1. Please rename the plan to Minor Site Plan.

Response: The plans are now titled 'Minor Site Plan w/ 'D' Variance, as requested.

2. Please provide a complete Minor Site Plan checklist. Note and explain any waivers.

Response: Checklist enclosed.

3. Please update the Certification statement on the engineering plan. Refer to Checklist Item #22.

Response: Chairmen and secretary certification block has been add to the Minor Site plan set.

4. The existing information shown in the zoning requirements table represents the current partially built duplex. The former 2-family dwelling was demolished with the foundation remaining on the lot. The existing information should represent the former dwelling. The former dwelling is shown on the "Survey of Property" dated November 11, 2020. The current dwelling is shown on the "Topographic Survey" dated April 3, 2025, which represents the proposed conditions.

Response: Statement of Fact.

Please update the existing front and side setbacks according to the November 11, 2020 survey prior to demolition.

Response: The zoning schedule has been updated accordingly.

Please provide a deck setback category on the zoning table.

Response: The zoning schedule has been updated accordingly.

Provide the 3 ft deck setback line along the front and side property line.

Response: The zoning schedule has been updated accordingly.

Provide the proposed front and side yard setbacks (building) for Fourth Street on the plan. The deck setbacks are shown.

Response: The zoning schedule has been updated accordingly.

Update the frontage/width.

Response: The zoning schedule has been updated accordingly.

Provide building dimensions on the proposed dwelling.

Response: The building dimensions have been added as requested.

5. Please provide signed and sealed Architectural plans.

Response: To be provided under separate cover.

6. Please update the zoning information on the Architectural plans to be consistent with the Site Plan.

Response: Updated Architectural plans to be provided under separate cover.

7. Please update the building height as 32'-0" and add elevations to a side section on the Architectural plans.

Response: Updated Architectural plans to be provided under separate cover.

8. Please update the parking requirement table according to §21-65.14.C.1 Off-street parking.

One-family and two-family units with 2-bedrooms require 1.5 spaces for each unit.

According to the N.J.A.C. 5:21 Residential Site Improvement Standards Section 4.14, a Two Family (Duplex) stipulates that “Single-Family Detached” values shall apply to each unit. A 2-bedroom single-family requires 1.5 spaces. Each proposed unit has a 2-car garage.

Please remove the reference N.J.A.C. 5:21-4.14 regarding the removal of half-spaces. This pertains to developments having many spaces and not single lots.

Response: The parking criteria have been updated accordingly.

9. Please provide the dwelling and driveway on Lot 8.

Response: The existing driveway and dwelling for adjacent Lot 8 have been added to the Minor Site plan set.

10. Please provide the front and side overhangs with offsets to Miller Street and Fourth Street rights-of-ways on the Site Plan.

Please include the first and second floor projections along Miller Street and Fourth Street.

Response: The roof overhang has been added to the building on Fourth Street, adjacent to the 1st. story open deck. A 1.5-foot floor projection line and front yard setback distances have been added to the Minor Site Plan set.

11. Dimension the encroachments of the masonry planter to the Miller Street rights-of-way line and note any encroachments.

Response: The masonry planters offset into the R.O.W. of Miller Street has been added as requested.

12. Please provide elevations for the front and rear corners of the proposed building.

Response: Elevations have been provided at the building corners.

13. Please indicate the BFE and FF. The roof peak elevation shown on the site plan is not consistent with the architectural plans.

Response: The architectural plans proposed finish floor elevations must be revised to reflect the existing conditions/topographic information. The Minor Site Plan set provided the Finish floor elevations for garage, covered porch, foyer and first floor elevations along with a building height detail with the design flood elevation.

14. Please clarify if the boundary of the gravel driveway is a curb or a wall. TW and BW elevations are shown, and the boundary is noted as proposed curb.

Response: The gravel driveway is bounded by concrete curb.

Some existing elevations are overlain by the proposed gravel hatching. Please indicate.

Response: The gravel hatching has been removed from the Minor Site Plan set for clarity.

Please confirm that runoff is not directed from the bottom grade of the curb/wall of the gravel driveway towards the dwelling on adjoining Lot 5.01.

Response: A note stating same has been added to the Minor Site Plan set.

The 1-story rear and side yard concrete deck appears to be open below. Please indicate the material under the deck.

Response: Concrete slab is provided under the first story open deck.

15. Please indicate the roof leaders and confirm discharge is the street and not adjoining properties.

Response: A note stating same has been added to the Minor Site Plan set.

16. Please indicate the purpose of the irregular shaped concrete area in the rear of the proposed dwelling.

Response: the irregular shaped concrete is to be removed and grass in its place in the rear yard area.

17. Indicate the stairways and landings for the elevated deck.

Response: The stairs and landings have been added to the Minor Site plan set.

18. Provide a concrete pad for the landing of both stairways to the elevated deck. Provide grades.

Response: A six foot long concrete pad has been provided at the bottom of the stairs were the stairs meet grade.

19. This application proposes a gravel driveway.

Response: Statement of Fact.

20. Indicate the grass and any landscaped areas on the plan.

Response: Grass is proposed in the rear area of the site.

21. Provide a note on the plans that the Applicant is responsible for any damage to any/all existing curb, sidewalk, roadway, and other off-site objects made during construction and must be repaired and/or replaced to the satisfaction of the Borough Engineer and costs paid by the Applicant.

Response: A note stating same has been added to the Minor Site Plan set.

22. Provide the location of existing water, sewer and gas service lines. Indicate if any changes are proposed. Will any service lines be replaced or relocated?

Response: Existing utilizes located within the R.O.W. of Fourth Street and Miller street has been added to the plan. Clean outs and water valves are also shown. There are to be no proposed water and sanitary sewer connections proposed. The existing connections shall be reused.

23. Confirm if the cleanout which is located at the common corner of Lot 7.01 and Lot 5.01 serves Lot 7.01 and indicate on the plan. Indicate if it is to remain in service or be abandoned.

Response: It appears that the clean out is not associated with Lot 7.01.

24. Any water, sewer and gas utilities that are proposed to connect to existing valves and cleanout in the existing sidewalk along Miller Street and Fourth Street will require replacement of the concrete sidewalk.

Response: Statement of Fact.

The sidewalk along Fourth Street is in poor condition and we recommend full replacement.

Response: The sidewalk along Fourth Street has been called out for replacement in kind.

25. According to §21-123.2 mechanical, plumbing and electrical systems should be above Local Design Flood Elevation (LDFL). Please provide a note.

Response: A note stating same has been added to the Minor Site Plan set.

26. Please provide construction details:

- a. Sidewalk according to § 21-65.17.
- b. Gravel driveway
- a. Wall
- c. Curb

Response: Details have been provided, as requested.

If you have any questions or require any additional materials, please do not hesitate to contact this office.

Respectfully submitted,



Donna M. Bullock, PE

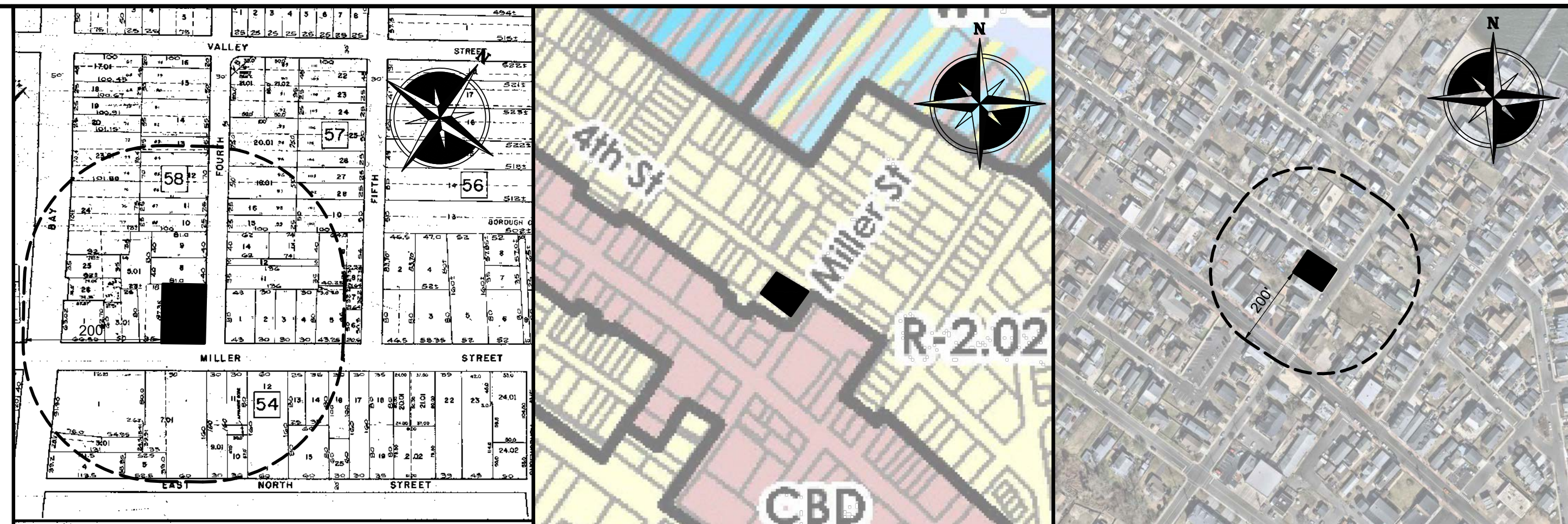
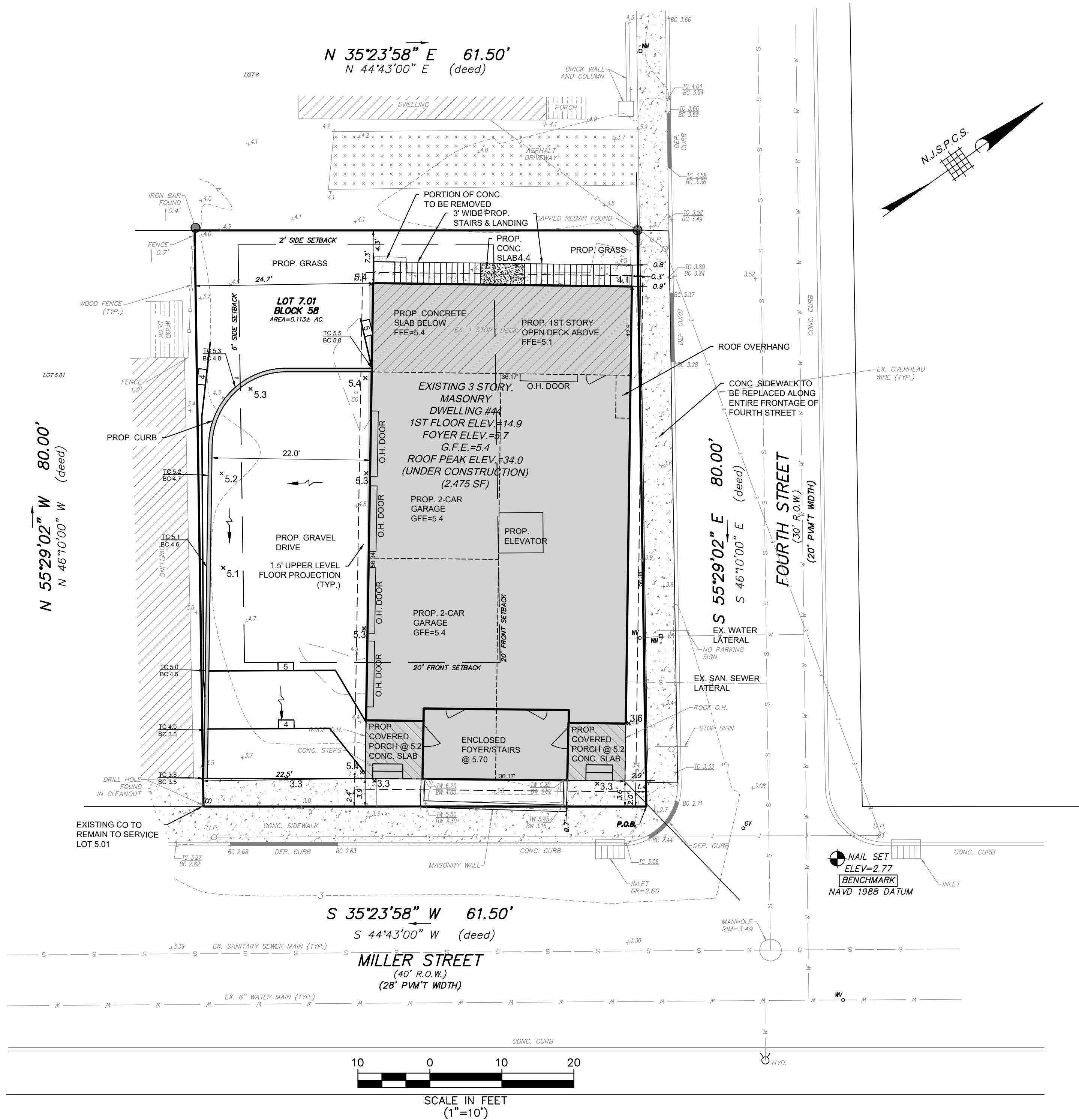
Morgan Engineering, LLC

P.O. Box 5232

Toms River, NJ 08754

732.270.9690 office

donnab@MorganEngineeringLLC.com



TAX MAP

SCALE: 1"=150'
TAX MAP INFORMATION TAKEN FROM "TAX MAP" BOROUGH OF
HIGHLANDS, MONMOUTH COUNTY, NEW JERSEY SHEET
NUMBER #13

ZONE R-2.02 REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	4,000 S.F.	4,920 S.F.	4,920 S.F.
MIN. LOT DEPTH	75 FT.	70.75 FT.	70.75"
MIN. LOT FRONTAGE/WIDTH			
FOURTH STREET	50 FT.	80 FT.	80 FT.
MILLER STREET	50 FT.	61.50 FT.	61.50 FT.
MIN. FRONT SETBACK:			
FOURTH STREET	20 FT.	1.1 FT.*	0.9 FT.**
MILLER STREET	20 FT.	3.3 FT.*	3.6 FT.**
MASONRY WALL	20 FT.	-	-0.7 **
MIN. SIDE SETBACK	68 FT.	7,329.8 FT.	N.C.
FOURTH STREET	2 FT.	20 FT.	7.3 FT.
MILLER STREET	6 FT.	24 FT.	22.5 FT.
MAX. BUILDING COVERAGE	33%	-	41.3%**
MAX. LOT COVERAGE	75%	-	N.C.
MIN. DECK/STAIRS SETBACK	3	-	0.8 FT.**
BUILDING HEIGHT***	32.5 FT.	24.5 FT.	30 FT.-H.
ON-SITE PARKING	3	2	4

* - EXISTING NON-CONFORMING
- VARIANCE REQUIRED
** - PER § WHERE A DWELLING IS CONSTRUCTED OR RECONSTRUCTED TO PROVIDE THE REQUIRED PARKING UNDER THE STRUCTURE, THE MAXIMUM BUILDING HEIGHT SHALL BE INCREASED BY TWO AND ONE-HALF (2 1/2) FEET.
N.C. - NO CHANGE

BUILDING COVERAGE

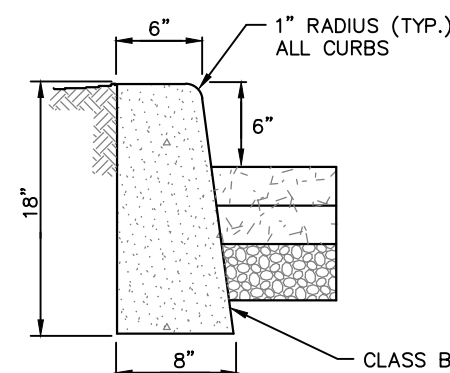
DESCRIPTION	EXISTING	PROPOSED
DWELLING	2,032 S.F.	N.C.
BUILDING LOT COVERAGE	2,032 S.F.	N.C.
LOT AREA		4,920 S.F.
TOTAL BUILDING	41.3%	N.C.
LOT COVERAGE		

LOT COVERAGE

DESCRIPTION	EXISTING	PROPOSED
BUILDING COVERAGE	2,032 S.F.	N.C.
CONCRETE	236 S.F.	N.C.
CURB	443 S.F.	37 S.F.
ELEV. CONC. DECK	443 S.F.	37 S.F.
IMPERVIOUS LOT COVERAGE	2,711 S.F.	2,748 S.F.
LOT AREA		4,920 S.F.
TOTAL IMPERVIOUS	55.1%	55.9%
LOT COVERAGE		

PARKING CRITERIA:

REQUIRED: 1.5 SPACES/UNIT FOR TWO-BEDROOM UNIT
2 UNITS X 1.5 SPACES = 3.0 SPACES REQUIRED
PROVIDED: 2 GARAGE SPACES/UNIT + 4 SPACES TOTAL - COMPLIES



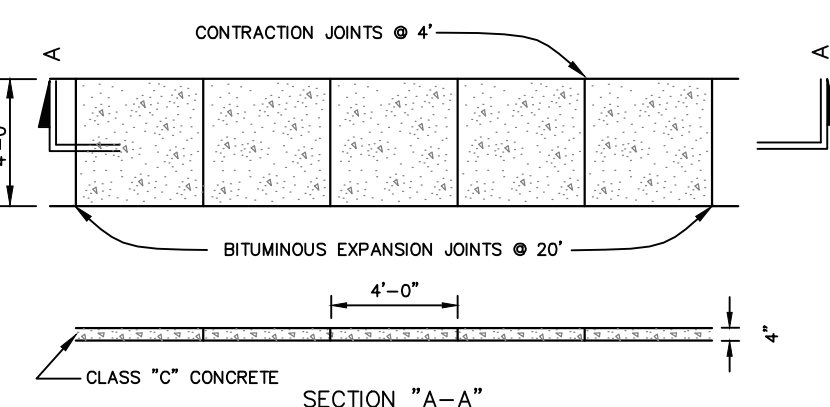
NOTES:

- EXPANSION JOINTS SHALL BE CONSTRUCTED 20' ON CENTER, AND CONTRACTION JOINTS SHALL BE CONSTRUCTED 10' ON CENTER.

TRANSVERSE JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH PREFORMED BITUMINOUS IMPREGNATED FIBER FILLER, COMPLYING WITH ALL OF THE REQUIREMENTS OF AASHTO SPEC. M 213, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB. ALL JOINTS TO BE FULL DEPTH OF 18".

CONCRETE CURB DETAIL

N.T.S.



PROPOSED STONE DRIVEWAY SECTION

N.T.S.

SIDEWALK DETAILS:

- A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE, AND EXTENDING THE FULL WIDTH OF THE WALK, UNBROKEN, SHALL BE INSTALLED EVERY 20 FEET.
- CONTRACTION JOINTS SHALL BE INSTALLED EVERY 4 FEET THE FULL WALK WIDTH.

SIDEWALK DETAIL

N.T.S.

ZONING MAP

N.T.S.

VARIANCES REQUIRED:

- REQUIRED: FRONT YARD SETBACK (FOURTH STREET) = 20 FT.
EXISTING & PROPOSED: FRONT YARD SETBACK (FOURTH STREET) = 0.9 FT.
- REQUIRED: FRONT YARD SETBACK (MILLER STREET) = 3.6 FT.
EXISTING & PROPOSED: FRONT YARD SETBACK (MILLER STREET) = 3.6 FT.
- REQUIRED: FRONT YARD SETBACK (MILLER STREET RET. WALL) = 20 FT.
EXISTING & PROPOSED: FRONT YARD SETBACK (MILLER STREET RET.) = -0.9 FT.
- REQUIRED: FRONT YARD SETBACK STEPS/LANDING (FOURTH ST) = 3 FT.
EXIST. & PROPOSED: FRONT SETBACK STEPS/LANDING (FOURTH STREET) = 0.8 FT.
- REQUIRED: MAXIMUM BUILDING COVERAGE IS 33%
EXISTING & PROPOSED: BUILDING COVERAGE IS 41.3%
- REQUIRED: TWO-FAMILY DWELLINGS ARE NOT PERMITTED IN THE R-2.02 ZONE.
EXISTING & PROPOSED: TWO-FAMILY DWELLING IN THE R-2.02 ZONE

SUBMISSION WAIVERS REQUESTED:

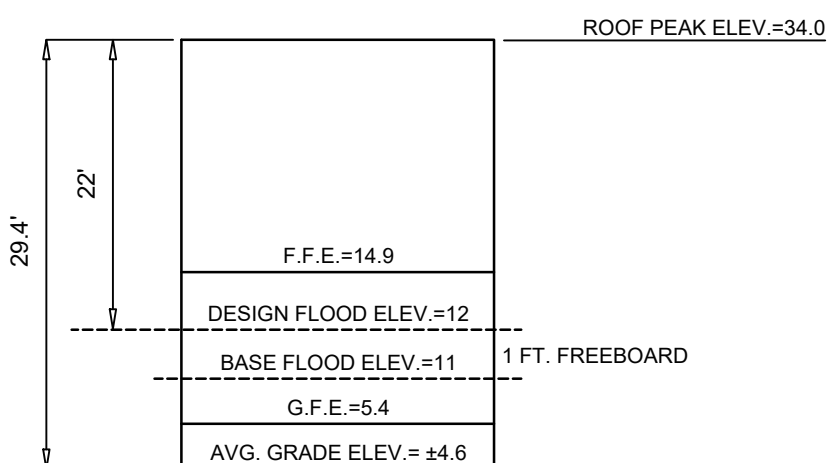
- THE LOCATION OF ALL EXISTING WATERCOURSES, WOODED AREAS, EASEMENTS, RIGHTS-OF-WAY, STREETS, ROADS, HIGHWAYS, RIVERS, BUILDINGS, STRUCTURES AND ANY OTHER FEATURE ON THE PROPERTY AND WITHIN SEVENTY-FIVE (75) FEET OF THE PROPERTY LINE.
PROVIDED: LOCATION OF ALL RIGHTS-OF-WAY, STREETS, BUILDINGS AND OTHER FEATURES ON THE SUBJECT SITE AND IN THE RIGHT-OF-WAY ALONG THE FRONTAGE OF THE PROPERTY.
- LOCATION OF ALL STRUCTURES WITHIN SEVENTY-FIVE (75) FEET OF THE PROPERTY.
PROVIDED: LOCATION OF ALL STRUCTURES ON THE SUBJECT SITE AND THE LOCATION OF THE NORTHEASTERN WALL/BUILDING CORNERS OF THE DWELLING ON THE ADJACENT LOT (LOT 5.01) AND SOUTHWESTERLY BUILDING CORNER AND DRIVEWAY OF ADJACENT LOT 8.
- STORMWATER MANAGEMENT AND SANITARY SEWER REPORTS, INCLUDING PROPOSED STORM DRAINAGE AND SANITARY DISPOSAL FACILITIES, SPECIFICALLY, THE LOCATION, TYPE AND SIZE OF ALL EXISTING AND PROPOSED CATCH BASINS, STORM DRAINAGE FACILITIES, UTILITIES, PLUS ALL REQUIRED DESIGN DATA SUPPORTING THE ADEQUACY OF THE EXISTING OR PROPOSED FACILITIES TO HANDLE FUTURE STORM FLOWS.
PROVIDED: NONE.
- EXISTING AND PROPOSED CONTOURS OF THE PROPERTY AND FOR SEVENTY-FIVE (75) FEET OUTSIDE THE PROPERTY AT ONE (1) FOOT INTERVALS WHEN NEW BUILDINGS OR PARKING ARE PROPOSED. SPOT ELEVATIONS FOR ANY DEVELOPMENT IN A FLOOD HAZARD AREA.
PROVIDED: EXISTING CONTOURS AND SPOT ELEVATIONS ON THE SUBJECT SITE.

KEY MAP

N.T.S.

GENERAL NOTES:

- THIS MAP IS NOT A SURVEY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING A USE VARIANCE FROM THE BOROUGH OF HIGHLANDS FOR THE CONSTRUCTION OF A TWO-FAMILY DWELLING WITH APPROPRIATE SITE IMPROVEMENTS.
- PROPOSED DWELLING:
LOWER LEVEL - GARAGE/STORAGE/ELEVATOR
1ST STORY - LIVING SPACE/OPEN DECK
2ND STORY - LIVING SPACE
3RD STORY - ATTIC/OPEN DECK
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON TAKEN FROM A CERTAIN PLAN ENTITLED "TOPOGRAPHIC SURVEY, LOT NO. 7.01, BLOCK NO. 58, BOROUGH OF HIGHLANDS, COUNTY OF MONMOUTH, NEW JERSEY," PREPARED BY MORGAN ENGINEERING & SURVEYING, LLC, DATED 4/15/2024. LAST REVISED 8/29/25. +
- AN UPDATED BOUNDARY AND TOPOGRAPHIC SURVEY HAS BEEN PROVIDED TO LOCATED THE EXISTING DWELLING AND DRIVEWAY ON ADJACENT LOT 8.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS N.J.GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON CURRENT FIRM MAP #34025C0088H, DATED 6/15/2022.
- PROPERTY IS LOCATED IN FLOOD ZONE AE ELEV. 11 AS SHOWN ON PRELIMINARY FIRM MAP #34025C0088J, DATED 1/31/2014.
- NO NEW SEWER & WATER OR GAS CONNECTIONS ARE REQUIRED FOR THE PROPOSED DWELLING. EXISTING SEWER AND WATER LATERALS TO BE UTILIZED.
- EXISTING UTILITIES TO BE MARKED OUT PRIOR TO THE START OF CONSTRUCTION.
- ALL ELEVATIONS ARE IN NAVD 1988 DATUM THROUGH GPS OBSERVATIONS USING LEICA RTK GPS NETWORK.
- THIS PROPERTY IS LOCATED WITHIN THE R-2.02 (SINGLE FAMILY RESIDENTIAL) ZONE.
- TWO-FAMILY DWELLINGS ARE NOT PERMITTED IN THE R-2.02 SINGLE FAMILY RESIDENTIAL DISTRICT.
- MORGAN ENGINEERING HAS NOT EVALUATED THE SUBSURFACE SOIL CONDITIONS TO ASCERTAIN THE DEPTH TO GROUNDWATER OR THE SEASONAL HIGH WATER TABLE WITHIN THE FOOTPRINT OF THE DWELLING. THE HOMEOWNER, OR THEIR REPRESENTATIVE, SHALL COORDINATE WITH A QUALIFIED PROFESSIONAL TO ENSURE THE CONSTRUCTION COMPLIES WITH THE NEW JERSEY BUILDING CODE WITH RESPECT TO SEPARATION TO THE SEASONAL HIGH WATER TABLE. SHOULD THIS TESTING PRODUCE RESULTS IN CONFLICT WITH THE PROPOSED DESIGN, THE UNDERSIGNED PROFESSIONAL SHOULD BE NOTIFIED IMMEDIATELY.
- LIMIT OF DISTURBANCE = 1,500 S.F. / 0.034 AC.
- APPLICANT IS RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING CURB, SIDEWALK, ROADWAY AND OTHER OFF-SITE OBJECTS MADE DURING CONSTRUCTION AND MUST BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE BOROUGH ENGINEER AND COSTS PAID BY THE APPLICANT.
- ALL ROOF LEADERS ARE TO BE DIRECTED TOWARD FOURTH STREET AND MILLER STREET. NO RUNOFF FROM THE ROOF LEADERS SHALL DISCHARGE TO ADJACENT PROPERTY.
- MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHOULD BE ABOVE LOCAL DESIGN FLOOD ELEVATION (LDFL).



BUILDING HEIGHT DETAIL

N.T.S.

EX. ELEVATION

SPOT I.D.	EX. ELEVATION
1.	3.6
2.	4.1
3.	5.4
4.	5.4
TOTAL	18.5

18.5 ÷ 4 = 4.6 AVERAGE GRADE

PEAK ELEV. = 34.0 - 4.6 = 29.4

BUILDING HEIGHT = 30 FT. +/-

BUILDING HEIGHT CALCULATION EXHIBIT

SCALE: 1"=40'

APPLICATION NO. 25-10 APPROVED/DISAPPROVED BY THE HIGHLANDS BOROUGH PLANNING BOARD/BOARD OF ADJUSTMENT.

CHAIRMAN

DATE

SECRETARY

DATE

APP #25-10

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DATE

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