



BOROUGH OF HIGHLANDS
10-27-2025 SPECIAL MEETING - REDUCTION OF
PERFORMANCE GUARANTEE
151 Navesink Ave., Highland, NJ 07732
Monday, October 27, 2025 at 7:00 PM

AGENDA

SPECIAL MEETING: 7:00PM

This Special Meeting of the Mayor and Council of the Borough of Highlands is called pursuant to the provisions of the Open Public Meetings Act. The notice requirements provided for in the Open Public Meetings Act have been satisfied. Notice of this meeting was properly given by transmission to the Asbury Park Press and the Two River Times, and by posting at the Borough of Highlands Municipal Building and website and filing with the Borough Clerk all on October 22, 2025.

Formal action will be taken. Agenda items are subject to change.

PLEDGE OF ALLEGIANCE

ROLL CALL

Councilmember Cervantes | Councilmember Chelak | Councilmember Melnyk

Council President Olszewski | Mayor Broullon

RESOLUTION

1. **R 25-194** Authorizing Reduction of Performance Guarantees for 49 Miller Street, Block 54, Lot 7.01

PUBLIC PORTION

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

EXECUTIVE SESSION

Executive Session will be held following the Regular Council Meeting. Prior to each Executive Session, the Borough Council will convene in open session at which time a resolution will be adopted in accordance with N.J.S.A. 10:4-13. No formal action will be taken during Executive Session.

RESOLUTION TO ENTER EXECUTIVE SESSION

BE IT RESOLVED that the following portion of this meeting shall not be open to the public,

BE IT FURTHER RESOLVED that private consideration is deemed required and is permitted because of the following noted exceptions set forth in the Act:

Attorney-Client Privilege: Shadowlawn Redevelopment Update

BE IT FURTHER RESOLVED that it is anticipated that the matters to be considered in private may be disclosed to the public at a later date when the need for privacy no longer exists.

ADJOURNMENT

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

Next Council Meeting: Nov. 5, 2025



BOROUGH OF HIGHLANDS
COUNTY OF MONMOUTH

RESOLUTION 25-194

AUTHORIZING REDUCTION OF PERFORMANCE GUARANTEES FOR 49 MILLER STREET, BLOCK 54, LOT 7.01

WHEREAS, the developer of 49 Miller Street, Block 54, Lot 7.01 has requested that the performance guarantees be released for this project; and

WHEREAS, the Borough Engineer has performed an inspection of the subject property and by letter dated October 16, 2025, attached hereto as Exhibit A, has recommended that the performance guarantees not be released, but has recommended that the performance guarantees be reduced; and

WHEREAS, the Borough Council is in agreement with the recommendations of the Borough Engineer.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Borough Council of the Borough of Highlands that it hereby authorizes the reduction of the performance guarantees posted for 49 Miller Street, Block 54, Lot 7.01 to the following:

Original Guarantee: Posted in cash in the amount of \$61,758.00.

Reduced Guarantee: Cash Portion reduced to \$18,527.40.

The aforementioned reduction of the cash performance guarantee is conditioned upon the developer agreeing by acceptance of the reduction approved herein to post a maintenance bond for the improvements at such time as required by the Borough Engineer, but in no circumstance later than the release of the balance of the performance guarantee.

BE IT FURTHER RESOLVED that the Borough Clerk, Borough Chief Financial Officer and all other appropriate municipal officials are hereby authorized to execute such documents and to perform such acts as are necessary to effectuate the purpose of this Resolution.

BE IT FURTHER RESOLVED that a copy of this Resolution, certified by the Borough Clerk to be a true copy be forwarded to the Borough Engineer, Borough Chief Financial Officer, Developer, Borough Construction Official, Borough Attorney and the Borough Land Use Secretary.

Motion to Approve R 25-194:

	INTRODUCED	SECOND	AYE	NAY	ABSTAIN	ABSENT
CERVANTES						
CHELAK						
MELNYK						
OLSZEWSKI						
BROULLON						

This is a Certified True copy of the Original Resolution on file in the Municipal Clerk's Office.

DATE OF VOTE: October 27, 2025

Nancy Tran, Municipal Clerk
Borough of Highlands