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ATTORNEY WORK PRODUCT MEMORANDUM

ATTORNEY-CLIENT PRIVILEGED COMMUNICATION

TO: Nancy Tran, Land Use Board Secretary and Borough Clerk (via email)
C: Carolyn Broullon, Mayor (via email)
FROM: Dustin F. Glass, Esq., Counsel for the Highlands Land Use Board
DATE: April 11, 2025
RE: Review of Ordinance No. O-25-05 (Amendment to Sign Ordinance)

Ordinance No. O-25-05 was introduced by the Governing Body on March 19, 2025 and referred to the Highlands Land Use Board, in its capacity as a Planning Board, for a consistency review in accordance with *N.J.S.A. 40:55D-26a*.

Please be advised that on April 10, 2025 the Land Use Board, in its capacity as a Planning Board, reviewed proposed Ordinance No. 25-05, amending Chapter 10 (Buildings and Housing), Section 10-7 (Signs and Outdoor Display Structures; and Chapter 21 (Zoning and Land Use Regulations), Article XXII (Signs) in order to ensure consistency with the provisions and requirements for signage placement, design, and standards, and to make minor changes to update the standards regarding signs within the Borough.

Pursuant to the *N.J.S.A.* 40:55D-26a of Municipal Land Use Law, the Board reviewed Ordinance No. 25-0-5 and unanimously found that the proposed Ordinance is not substantially inconsistent with the Master Plan with no comments.

Please do not hesitate to contact me if you have any questions or concerns.